

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 13, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,  
SECONDED by Ald. Adams,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 29, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Calder,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE, DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. FP 19 - Cordova Street Hostel for Single Elderly Men

The Board of Administration, under date of July 9, 1971, reported as follows:

'Your Board submits the following report of the Director of Planning and Civic Development.

"On January 21, 1969, Council approved a report recommending the above site for a hostel for approximately 100 single persons, under Section 35A of the Act, and requested the senior governments to investigate the proposal on the basis that the City would assemble land for sale to the Federal-Provincial partnership.

Subsequently, based on the senior governments' investigation, City Council, on August 6, 1970, endorsed a proposal of an eight-storey high rise structure comprising approximately 150 units. In January of this year Council authorized negotiated acquisition to be undertaken. The B.C. Housing Management Commission were requested to give priority to people dispossessed by the acquisition of the site.

The consultant architects, Erickson/Massey, have undertaken initial design studies. As a result of these studies, this report:

- a. brings forward a revised design for Council approval
- b. recommends that the site be rezoned CD-1 from M-2 to accommodate the development.

cont'd...

Regular Council, July 13, 1971 . . . . . 2

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for  
Single Elderly Men (cont'd)

Council will recall that the Senior Government Partnership have approved the project on the basis of the City, or an agent of the City, being responsible for management. The City will be responsible for the operation and cost of feeding facilities.

Two early meetings with potential residents' groups were held at the feasibility study stage of investigation. At a meeting between City officials and the Architects on March 3/71 to discuss social problems, the architects were told they could contact whoever they wished to assist in the design program.

1. Project Design

The consultant architects, Erickson/Massey, in consulting with officials of three levels of government and in reviewing the program for an eight-storey high rise development, have recommended in favour of a four-storey development which would accommodate 147 units. The lower building would match surrounding building heights and, unlike a high rise structure, would be appropriate in scale for a structure facing Oppenheimer Park.

The scheme proposes a U-shape building, four storeys in height, with common facilities, such as lounge and dining area on the main floor, facing onto both the park and an internal landscaped court. One hundred and forty-seven self-contained residential units, each provided with a basin and water closet, are located on the three upper floors and the two arms of the "U" on the ground floor. Communal bathrooms are available and lounge/kitchenette areas provided for each group of approximately 22 units.

Communal lounge, dining and kitchen facilities, laundry, storage areas, etc. are provided on the main floor. On a 21,350 sq. ft. site this gives a floor space ratio of 2.00, approximately. The density is 300 persons per acre.

The Design Panel, in consideration of the preliminary design on Thursday, July 8th, 1971, commented as follows:

"The Panel wholeheartedly agrees that a four-storey building fits into the surrounding area, whereas a nine-storey building does not. The Panel liked the private open space this scheme provided at the rear (south) of the building."

The total cost of the project is estimated at \$1,092,480, which is acceptable to the senior governments. An estimated recovery rental of just over \$81 per month would amortise the project. Subject to confirmation of both rental policy and cost of construction, this contemplates an average rental of \$45 per month and a subsidy of \$36 per month (round figures).

The four-storey development has received the approval of both senior governments. The approval of City Council is required in order that instruction for the preparation of more detailed design and subsequent working drawings can be given by the FP partnership. It is proposed that working drawings be proceeded with without further reference to Council, subject to development permit approval under the bylaw, unless substantial design changes are proposed at that time.

It is anticipated, subject to Council's approval, that working drawings will be commenced within the next few weeks, with a target date for tender call in a further three months' time. It is estimated that construction will take 10-15 months, with completion around the end of 1972.

cont'd....

Regular Council, July 13, 1971 . . . . . 3

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for  
Single Elderly Men (cont'd)

However, if any major changes to the design concept are called for by the City, the revised design has to be resubmitted to senior governments for approval and this could result in a delay in time and a possible increase in construction costs. Both senior levels of government are most anxious to have the consultants proceed with the design of the development as soon as possible.

The Technical Planning Board recommends the approval of the preliminary design subject to submission of a satisfactory development permit application based on the above concept but submitted with the necessary detailed drawings not yet available. It must be noted that only a cursory bylaw review of the proposal has been possible at this stage.

2. Rezoning CD-1 from M-2

The rezoning of the site has been withheld pending determination of the design concept. Council is asked to authorize the Director of Planning to make application for rezoning at this time, based upon the above design concept.

The Technical Planning Board, on July 9, 1971 recommended that the application of the Director of Planning and Civic Development for the rezoning of Lots 10-16 inclusive of Block 57, D.L. 196, from M-2 Heavy Industrial District to CD-1 Comprehensive Development District, be approved subject to the following conditions:

- a. the use be a hostel of approximately 150 units with customary accessory uses and off-street parking.
- b. (i) the detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provision of adequate open space, landscaping, location of service facilities, off-street loading and parking
- (ii) the floor space ratio not to exceed 2.00
- (iii) the maximum height of the building to be three storeys plus basement or cellar.

It is RECOMMENDED that:

1. Council approve the design as submitted and ask the senior governments to proceed on this basis with detailed drawings
2. Council instruct the Director of Planning and Civic Development to make application for rezoning the site to CD-1 on the basis of this report and proceed directly to Public Hearing following report from the Town Planning Commission in consultation with the Director of Planning and Civic Development.

Further, that the Corporation Counsel be instructed to draft the necessary bylaw."

Your Board

RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.'

cont'd....

Regular Council, July 13, 1971 . . . . . 4

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for  
Single Elderly Men (cont'd)

The Architects spoke to Council in explanation of the project and slides were shown.

The Reverend Mr. Glen Baker appeared on behalf of the Downtown East Side Clergy, as well as other organizations, and submitted a brief dated July 13, 1971, making the following suggestions in connection with this proposed hostel:

- (i) Eligibility for residence should be expanded to include people as young as age 40, and to include women.
- (ii) Priority for accommodation in the lodge should be given to people who are living or have recently lived in the area, particularly tenants displaced from the proposed Provincial Court House site.
- (iii) Common cooking and eating facilities should be provided in each wing or section of every floor.
- (iv) Food storage facilities, including a small refrigerator, should be provided in every suite.
- (v) Some suites should be provided which are suitable for couples.
- (vi) Laundry facilities should be provided which are free of charge.
- (vii) Tenants should share in the management of the lodge.

After hearing the Assistant Director - Special Projects, and Mr. J.T. Williams, the Provincial Director of Housing and Urban Renewal and Mr. K. B. Ganong, Branch Manager of the Central Mortgage and Housing Corporation, the latter two in answer to questions from members of Council, action was taken as follows:

MOVED by Ald. Rankin,

THAT the recommendations in the report of the Board of Administration dated July 9, 1971, be approved, subject to the following which are approved in principle, in respect of the submission by the Reverend Glen Baker:

- (a) eligibility for residence be expanded to include people as young as age 40 and to include women,
- (b) cafeteria arrangements be eliminated and communal kitchen facilities be provided on each floor,
- (c) a small refrigerator be provided for each unit,
- (d) laundry facilities (including tubs) be provided.  
(not coin operated)
- (e) if the City manages the project, the tenants be represented on any management committee:

FURTHER THAT the foregoing items (a) to (e), incl. approved in principle, be referred to the Architects and the Director of Planning and Civic Development, as appropriate in each case, for report to Council respecting feasibility, etc.

- CARRIED

MOVED by Ald. Rankin,

THAT the architect report on the suggestion of provision of suites for couples.

- LOST

Regular Council, July 13, 1971 . . . . . 5

The Council (in Committee) recessed at approximately 10:45 A.M. and following an 'In Camera' meeting reconvened in the Council Chamber at approximately 11:25 A.M. with the Deputy Mayor in the Chair.

The Council agreed to vary the agenda to consider a particular Board of Administration report.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Interim Administration and Operation:  
Centennial & Maritime Museums and Planetarium

The Board of Administration, under date of July 5, 1971, submitted the following report:

" City Council at its meeting of May 18th, 1971 received a report from the Board of Administration dealing with the administration and operation of the Centennial and Maritime Museums and Planetarium. City Council received the report and instructed copies be made immediately available to the members of the Museum and Planetarium Board and the Executive Committee of the Vancouver Museums and Planetarium Association.

The Association under date of June 16th, 1971 and the Museums Board under date of June 18th, 1971 submitted reports outlining their views on the proposals contained in the Board of Administration report previously received by Council.

On June 29th, the Board of Administration report was again brought before City Council, at which time the reports of the Association and the Museums Board were received. City Council resolved to implement the interim method of operation and instructed the Board of Administration to 'prepare a detailed report of the necessary staff changes and operating methods' to institute the proposals.

Your Board now reports as follows:

A. STATEMENT OF POLICY

(1) Purpose

The prime purpose of the Museums Department is the provision of lively and entertaining displays for the general education and enjoyment of the public.

(a) Vancouver Centennial & Maritime Museums

These Museums to have as their prime purpose the creation of displays and exhibitions which will assist in explaining the present, by reviewing the past and in preparing for the future. This will be done by utilization of the display areas for graphic and visual exhibitions, interpreting local and regional human and natural history.

The displays will specialize in explanation and interpretation of the geographic, ethnic, economic, social and ecological forces which have by their interaction produced our present City.

(b) Planetarium

The prime purpose of the Planetarium is the explanation of the nature of the universe and promotion of an understanding of the methods used by astronomers to obtain knowledge about the universe.

continued . . .

Regular Council, July 13, 1971 . . . . . 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:  
Centennial and Maritime Museums and  
Planetarium (cont'd)

(2) Displays and Exhibitions

(a) Definitions

'Displays' may be of a permanent or temporary nature, as part of a continuing program being presented to the public.

'Exhibitions' are arrangements or showings of a group of objects unrelated to the continuing program, and should be of a fairly short duration (seasonal or topical).

(b) Centennial Museum

The Centennial Museum displays and exhibitions are to convey to the community an understanding of the history of man and his environment:

- (i) In the Pacific Northwest of the North American continent;
- (ii) In the Pacific rim countries generally, together with an appreciation of natural history, ethnography, archaeology and the traditional and applied arts of the founding (European) races and the aboriginal inhabitants.

(c) Maritime Museum

The Maritime Museum displays and exhibitions are to depict and interpret the maritime history of:

- (i) the Port of Vancouver;
- (ii) the Pacific Northwest including the U.S. West Coast and Alaska;
- (iii) river and lake navigation of B.C. and the Yukon;
- (iv) the historic influence of the sea and the coastal waters of the Pacific Northwest upon exploration and development.

(d) Planetarium

The displays and exhibitions in this theatre are to complement the shows, lectures, discussions and demonstrations which depict and interpret the universe and the work of astronomers.

(e) Establishment

Establishment of displays and exhibitions should be made only after consideration of the following factors:

- (i) the availability of material or objects already in possession of the Museums (every endeavour is to be made to make the most extensive use of the Museum collection material now in storage);
- (ii) the cost of mounting the display;
- (iii) the relationship of the display or exhibition to national, provincial and civic anniversaries, season of the year, special celebrations, ethnic groups and matters of general topical interest:

cont'd....

Regular Council, July 13, 1971 . . . . . 7

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:  
Centennial and Maritime Museums and  
Planetarium (cont'd)

(e) Establishment (cont'd)

- \* (iv) the availability of loan material (materials may be exchanged permanently or on a loan basis, if necessary, with the Provincial or University museums. The staff should arrange for continuous exchange of ideas and information);
- (v) the possibility of obtaining assistance from local publications, radio or television programs, and others to assist or support displays and exhibitions.

B. AIMS OF MANAGEMENT  
- INTERIM PERIOD

- (1) In the report of the Board of Administration dated May 12th, 1971, received by City Council on May 18th, 1971, your Board recommended that the Museum Director under the direction of the Board of Administration introduce the following changes:
  - (i) Research programs involving travelling for procurement or inspection of 'finds', excavation of ancient Indian middens or similar activities to be eliminated; and accordingly the numbers of professional staff reduced.
  - (ii) Display or exhibit preparation limited to investigation that can be done locally by library research or correspondence, sufficient to reasonably establish authenticity of the display. exhibit or material.
  - \* (iii) Display construction and possibly some design to be contracted out to firms or individuals. The museums to retain only a limited design staff.
  - (iv) Generally to continue to reduce expenditures while maintaining or increasing certain revenues with a view to reducing, in as short a time as possible, the net budget deficit for the total operation to less than \$500,000 per annum.
- (2) In addition your Board submit the following:
  - (i) The admission fees for the Planetarium be increased by 25¢ per adult, from \$1.00 to \$1.25 effective August 1st, 1971. The admission fees to the Museums to be retained until reviewed.
  - (ii) The display methods and use of Attendants to be examined to effect a reduction in operating costs prior to the installation of T.V. monitoring.
  - \* (iii) A Committee consisting of the Museums Manager, the Corporation Counsel, the Director of Finance, an appointee of the Museums Association and an appointee of the Museums Board be established to examine the establishment of an endowment fund to which members of the general public may subscribe. The Committee to examine relevant Federal and Provincial Acts to ensure that all endowments or  
cont'd....

Regular Council, July 13, 1971 . . . . . 8

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:  
Centennial and Maritime Museums and  
Planetarium (cont'd)

gifts will be exempt from taxation under the provision of such Acts. Further, the Committee to review the sources of grants which may be obtainable from Federal or Provincial sources.

C. EXAMINATION OF CURRENT EXPENDITURES

In order to positively identify changes which may be instituted to provide savings, it is recommended that a detailed survey be undertaken by the Administrative Analyst. To assist in the survey it is recommended that he be authorized to use the services of Systems Analysts of the Finance and Engineering Departments and other City employees whose expertise is such that they can make a contribution to the survey.

In carrying out the survey, it will be necessary to examine the duties of specific staff positions and to discuss with the incumbent alternative methods of achieving the policies of the Department.

D. ESTABLISHMENT OF ADVISORY BOARD

The Greater Vancouver Civic Museum and Planetarium Board is constituted pursuant to the provisions of the Vancouver Charter (Section 204A) for which purpose By-law No. 3960 has been enacted.

It is RECOMMENDED that By-law No. 3960 as now enacted be amended in accordance with Appendix 'A'. The Museums Board as constituted by the proposed amending by-law attached, will have functions and responsibilities substantially the same as those now enjoyed by the Auditorium Board.

The changes are to be found in Sections 3, 4 and 6 as noted on Appendix 'B'.

E. MANAGER

In order to carry out the necessary changes (Item B above), and put into effect the Statement of Policy (Item A above), your Board RECOMMEND that the position of Manager be established, reporting to the Board of Administration. No additional funds will be required for the establishment of this position, as the current budget already includes sufficient funds to pay the salary of the position of Manager-Director of Museums (now filled on an acting basis).

F. SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

- (i) This report be adopted.
- (ii) The 'Statement of Policy' be adopted as the Council policy for the standard of Museums and Planetarium service.

cont'd....



Regular Council, July 13, 1971 . . . . . 9

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:  
Centennial and Maritime Museums and  
Planetarium (cont'd)

- (iii) The 'Aims of Management' be adopted as the guideline for the Museums administration and operation in the interim period.
- (iv) A detailed survey of all aspects of operation of the total complex be undertaken by the Administrative Analyst, and the Board of Administration report to Council from time to time on recommended changes in organization and operation.
- (v) By-law 3960 be amended to give effect to the recommendations contained in this report, and a copy of the amending by-law is attached hereto, together with a comparison between the previous sections and the new sections.
- (vi) The position of Manager be established and the position of Manager-Director be abolished. "

The Council, in considering the foregoing report, made amendments as follows:

Establishment

- \* A.(2)(e)(iv): This item be rephrased as follows:

"the availability of loan material (materials may be exchanged permanently or on a loan basis, if necessary, with other Museums. The staff should arrange for continuous exchange of ideas and information);

Aims of Management - Interim Period

- \* B. (1) (iii): This item be changed to read as follows:

"Display construction and possibly some design to be contracted out to firms or individuals if practical, it being understood, however, that action on this proposal will not be taken until after consideration by Council of further reports to be received as a result of a detailed survey of all aspects of the operation of the total complex."

- \* B. (2) (iii): This item be changed to read as follows:

"A Committee consisting of the Museums Manager as Chairman, an appointee of the Museums Association, an appointee of the Museum Board, together with such other members of senior City staffs as appropriate, be set up to examine the establishment of an endowment fund to which members of the general public may subscribe. The Committee to examine relevant Federal and Provincial Acts to ensure that all endowments or gifts will be exempt from taxation under the provision of such Acts. Further, the Committee to review the sources of grants which may be obtainable from Federal or Provincial sources.

MOVED by Ald. Adams,

THAT the foregoing Board report, with recommendations, be approved, subject to the aforementioned amendments made by the Council.

- CARRIED

\*(indicates part of Board of Administration report amended)

Regular Council, July 13, 1971 . . . . . 10

COMMUNICATIONS OR PETITIONS

1. P. S. Ross Report and Reorganization  
of Provincial Court Department

Pursuant to request of the Municipal and Regional Employees' Union, it was agreed to defer Council consideration of this report until its meeting of July 27, 1971.

2. Allocations of Federal  
Centennial Grant

The Council, on June 8, 1971, instructed that the Federal Government be petitioned requesting a pro-rata share of the balance of \$7 million Centennial funds for Civic purposes be made to the City of Vancouver.

A letter dated July 2, 1971 was noted from the Minister of Municipal Affairs to the effect the Prime Minister has announced the allocations of the Federal Centennial grant.

MOVED by Ald. Sweeney,  
THAT this information be received.

- CARRIED

3. Facilities for Chronic Alcoholics:  
Salvation Army

Pursuant to request from the Salvation Army by letter dated July 2, 1971, it was agreed to hear a delegation on this subject from that organization.

4. Request for Additional Grant:  
Neighbourhood Services Association

Pursuant to request received from the Neighbourhood Services Association in connection with children and youth services and request of that organization for a delegation privilege, it was,

MOVED by Ald. Rankin,  
THAT delegation arrangements be made accordingly. - CARRIED

5. Federation of Canadian Municipalities  
Meetings: Alderman Wilson

MOVED by Ald. Rankin,  
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Wilson be authorized to attend the Executive and Committee meetings of the Federation of Canadian Municipalities to be held in Toronto on July 20 and 21, 1971.

- CARRIED

6. Grants: Ukrainian Youth Association  
Centennial Players

Pursuant to recommendations from the Council's Centennial Committee, it was,

MOVED by Ald. Sweeney,  
THAT the following Centennial grants be approved, chargeable to the allotted Centennial Funds:

Ukrainian Youth Association of Canada (Canadian Youth Exchange Programme) Hamburger Lunch, Stanley Park Pavilion - \$125.00

Centennial Players, performing in Vancouver area hospitals - \$500.00

- CARRIED BY THE  
REQUIRED MAJORITY

Regular Council, July 13, 1971 . . . . . 11

COMMUNICATIONS OR PETITIONS (cont'd)

7. Proclamation:  
'Hire Local Youth Week'

MOVED by Ald. Bird,

THAT, pursuant to request received from the Youth Employment Service, the week of July 14 to 21, 1971, be proclaimed 'Hire Local Youth Week', and the matter left in the hands of His Worship the Mayor to take any appropriate action therewith.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. General Report, July 9, 1971

Works and Utility Matters

Harbour Park Developments Limited (Clause 6)

The Council agreed to the withdrawal of Clause 6 of the report of the Board of Administration (Works and Utility matters), dated July 9, 1971, regarding Harbour Park Developments Limited.

Tender: Water Pipe (Clause 7)

MOVED by Ald. Adams,

THAT, pursuant to report of the officials, the low tenders for ductile iron pipe as follows be accepted, subject to contract satisfactory to the Corporation Counsel:

"Canron Ltd. for 4", 6" & 18" pipe at an estimated total cost of \$87,580, and

John Davidson Ltd. for 8" pipe at an estimated total cost of \$87,400 "

both tenders being inclusive of 5% Provincial Sales Tax.

- CARRIED

MOVED by Ald. Adams,

THAT, in respect of 12" ductile iron pipe, the low tender submitted by Crane Supply for Stanton pipe in the amount of \$47,530 including 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Information Booth and Request to Solicit Donations (Clause 8)

The Board of Administration submitted a report of the City Engineer upon a communication from Stanley Fountain Residential Society requesting permission to establish an information booth on the sidewalk at the intersection of Alexander, Powell, Carrall and Water Streets during the week of July 17 to 25, 1971. It is recommended permission be granted to establish this booth on the S/S of Alexander Street, 25 feet East of the East property line of Carrall Street, during this period provided:

- A. The applicant enters into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the placement of this booth on City street allowance.
- B. The design, appearance and placement is to the satisfaction of the City Engineer.

The request for permission to solicit donations in the area of Maple Tree Square during this period was referred to Council for decision.

cont'd....

Regular Council, July 13, 1971 . . . . . 12

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Information Booth (cont'd)

MOVED by Ald. Adams,

THAT the foregoing recommendation of the City Engineer regarding the information booth be approved; however, permission be not granted to solicit funds as requested.

- CARRIED

Major Sewerage and Drainage Projects: 1971-76  
(Clause 9)

Consideration was given to the report of the City Engineer and Director of Finance, submitted by the Board of Administration, regarding major sewerage and drainage projects required for pollution control 1971 - 76.

MOVED by Ald. Broome,

THAT a 'Report Reference' be arranged in connection with this detailed report and the Commissioner of the Greater Vancouver Sewerage and Drainage District be invited to be present at that time to assist Council in the consideration.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,

THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated July 9, 1971, Clauses 1 to 4 inclusive and 10 be adopted and Clause 5 received for information.

- CARRIED

Social Service and Health Matters

Bill 45: Administration under Act to  
amend the Community Care Facilities  
Licensing Act (Clause 2)

MOVED by Ald. Broome,

THAT, in connection with this clause, the following be approved:

'that the Provincial Department of Health Services and Hospital Insurance be requested to base four professional and two clerical staff in the City of Vancouver to operate as in the past, assisted by existing staff of City Departments. Should this not be possible for the Province to arrange, City Council to request the Province to provide the necessary funds and the Board of Administration report to Council on staff.'

- CARRIED

Spring Street Project (Clause 3)

After considering this clause, it was,

MOVED by Ald. Phillips,

THAT recommendations (A) to (E) inclusive, on page 7 of the Board of Administration report (Social Service and Health matters), dated July 9, 1971, be approved, subject to the City's share not exceeding 25% of the cost.

(deferred)  
(see page 17)

It was agreed to defer further consideration of this whole matter pending a further explanation from a representative of the Department of Social Planning/Community Development. to be given later this day.

Regular Council, July 13, 1971 . . . . . 13

The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor, Alderman Adams  
Aldermen Bird, Broome, Calder, Hardwick,  
Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor  
Alderman Linnell (Leave of Absence on account  
of illness)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

D. East Gastown Beautification

The Board of Administration, under date of July 6, 1971, submitted the following report:

'On June 16, 1970, City Council approved the recommendations of the Director of Planning's report dated May 29, 1970 on the East Gastown beautification project. Recommendations (c) and (d) of that report read:

- "(c) Council concur in principle with the proposed cost distribution, with the exception of Pioneer Place (subject to further report).
- (d) Upon completion of the design work, the Director of Planning and the City Engineer report further on the project, including the sharing of capital costs, and the maintenance and operating costs, and the local improvement procedure to be followed."

The Board of Administration received, on July 7, 1971, a further report of June 15, 1971 from the Director of Planning and the City Engineer which outlines the design concept and revised cost estimates for the project. As the scope and cost of the project have increased substantially, the Director of Planning and the City Engineer now require Council's consideration of the scope of the project and the extent of the City's financial involvement, before the project proceeds to the detailed design stage.

The report concludes with the following recommendations:

1. THAT Council approve in principle the proposed East Gastown beautification project within the boundaries shown on the attached Plan No. WF 285 on the basis of the following phases and in accordance with the proposed cost-sharing formula:

- Phase 1 (1971) - The creation of "Maple Tree Square"
  - Regrading, brick sidewalks, brick paving, antique street lights, and landscaping, with provision made for the burial of utilities.
  - ...Estimated cost \$246,000
  - Federal/Provincial share \$ 70,000
  - City share \$176,000
  - City's share charged to 1969/1970 Supplementary Capital Budget
  - Federal/Provincial share advanced from funds authorized for beautification projects in the 1971/75 Five-Year Plan.
- Phase 2 (1971-1972) - Water, Alexander, Powell and Carrall Sts.
  - Brick sidewalks, antique street lights, and landscaping.
  - ...Estimated cost \$329,600
- Phase 3 (1972-1973) - Water, Alexander, Powell and Carrall Sts.
  - Brick paving.
  - ...Estimated cost \$363,400

Regular Council, July 13, 1971 . . . . . 14

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

East Gastown Beautification (cont'd)

Further that Council instruct the Director of Planning and the City Engineer to proceed with detailed plans and work scheduling for an early report back to Council for approval to implement Phase 1 and the remainder as necessary.

2. THAT Council instruct the Board of Administration to prepare a formal letter to B.C. Hydro and to B.C. Telephone Company, outlining the City's program and general objectives in the Gastown area, and requesting the companies to undertake burial of utilities within the project area as a major priority.
3. (a) THAT Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of \$35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of \$35,000 from the Provincial Government. These monies to be matched by \$35,000 committed by the City to a total funding of \$105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.
- (b) THAT Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of \$70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval.

**Your Board**

**RECOMMENDS** that the aforementioned recommendations of the Director of Planning and the City Engineer be adopted on the basis that Phase I only be approved at this time and that Council review the remaining phases in relation to demands made on them by other areas of the City.'

(attachments are on file in the City Clerk's office)

In respect of the foregoing report delegations were received as follows:

(a) East Gastown Property Owners

Brief filed in support of East Gastown beautification, and particularly Maple Tree Square. Submitted by the delegation also was a detailed report dated June 15, 1971, by the Consultants, Birmingham & Wood, Architects, Hopping/Kovach/Grinnell, Designers.

- (b) Mr. J. I. Bird, Barrister of Owen, Bird and Company, appeared on behalf of the wholesale firms of Vancouver Supply Limited and H.A. Borgerson Limited on Alexander Street, expressing concern of these companies who operate their regular wholesale business in the area.

The Assistant Director - Special Projects advised the effect on this particular area would be that some parking would be removed from the north side of Alexander Street, otherwise these premises would not be affected.

Letters were received as follows:

- (a) Park Board, dated July 12, 1971, expressing concern regarding provision of additional open space in the Gastown area and asking to be consulted on such matters and that the Board has not had an opportunity to discuss proposed renovations of Pioneer Place.

cont'd ....

Regular Council, July 13, 1971 . . . . . 15

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

East Gastown Beautification (cont'd)

- (b) Community Arts Council - endorsing the Gastown beautification project

MOVED by Ald. Calder,  
THAT,

(a) Phase 1 only as shown in the Board of Administration report of July 6, 1971, be approved; the remaining phases to be reviewed by the Council in relation to demands made on it by other areas of the City;

(b) Council instruct the Board of Administration to prepare a formal letter to B.C. Hydro and to B.C. Telephone Company, outlining the City's program and general objectives in the Gastown area, and requesting the companies to undertake burial of utilities within the project area as a major priority; and the Mayor, or his nominee, make a direct approach to the utility companies on the matter.

(c) Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of \$35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of \$35,000 from the Provincial Government. These monies to be matched by \$35,000 committed by the City to a total funding of \$105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.

Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of \$70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval;

(d) No work be commenced pending receipt of the required contributions from the Senior Governments.

- CARRIED

MOVED by Ald. Rankin,

THAT the matter of a cost sharing formula with contributions from the merchants be referred to the Board of Administration for report.

- LOST

MOVED by Ald. Hardwick,

THAT the Director of Planning and Civic Development in his continued studies on the Gastown project, include studies in respect of Blood and Trounce Alleys.

- CARRIED

MOVED by Ald. Broome,

THAT the communications from the Park Board and the Community Arts Council be received and copies of reports submitted this day on the beautification question be furnished to the Park Board for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Gastown/Chinatown:  
Federal-Provincial Financial Aid

The Board of Administration, under date of July 9, 1971, submitted the following report:

'The following is a report from the Director of Planning and Civic Development.

"On May 4, 1971, Council adopted a report from the Director of Planning which

- a) referred to the Provincial Government's willingness to enter upon a five-year partnership which would provide, on a Federal/Provincial/Municipal matching grant basis, a total sum in the amount of \$500,000
- b) brought forward a brief to the Federal Government asking for matching funds to a total of one-third of the above sum, approximately \$35,000 per year for five years. The brief sought funding from whatever Federal source the government thought appropriate.

Attached is a copy of a letter received by His Worship the Mayor from the Federal Minister for Housing, The Honourable Robert Andras. The letter indicates the Minister's willingness to consider the re-allocation to the Gastown/Chinatown project of Federal urban renewal funds from within the provision of the \$3.5 million already committed.

Council has already met with the Minister and been informed that the funds will be allocated as follows:

Strathcona	\$2.5 million
Britannia	\$ .5 million
Victoria	\$ .5 million

The letter implies that Council may wish to discuss the allocation of the City's \$3 million with the Province.

At present work is proceeding to submit a further report on a rehabilitation program for Strathcona. A revised submission has been forwarded to the Federal Government through the Province, for an Urban Renewal Scheme in Britannia and this is at present being considered. Details of both the Strathcona and Britannia programs must still be completed. However, the East Gastown project which is covered in a report being submitted concurrently is scheduled for implementation this year.

The East Gastown report proposes that a phased program be approved by Council. Of this the Maple Tree Square area assumes the first year's funding being available from both the Federal and Provincial Governments. Since this project is already proceeding, whereas Britannia and Strathcona are still in the stage of final investigation, it is suggested that Council request \$35,000 from the \$3 million total for the Gastown project and that the balance be proportionately adjusted between Strathcona and Britannia if and when each is finally approved.

Council may consider that no further funds should be requested for subsequent projects in the Gastown area until:

- a) the effect of the Gastown Beautification program is assessed and subsequent projects submitted
- b) Strathcona and Britannia's need for funds is further assessed.



Regular Council, July 13, 1971 . . . . . 17

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Gastown/Chinatown:

Federal-Provincial Financial Aid (cont'd)

A recommendation for the approval of the first year's funding is dealt with in a report on the East Gastown project. If this East Gastown report is approved it is RECOMMENDED that:

1. The Director of Planning & Civic Development be instructed to apply immediately for \$35,000 from the Federal Government and \$35,000 from the Provincial Government in accordance with the letter from Mr. Andras dated May 25, 1971.
2. This application cover the first contribution from both governments towards the Gastown/Chinatown Beautification program, and that subsequent applications within the five year program will be judged in relation to progress in Strathcona, Britannia and Gastown and funds available at that time.
3. This information be relayed to the Strathcona Working Committee and the Britannia Advisory Board."

Your Board

RECOMMENDS the foregoing recommendations by the Director of Planning & Civic Development be adopted. '

MOVED by Ald. Wilson,

THAT the recommendations contained in the foregoing report of the Board of Administration be approved.

- CARRIED

F. Report on Traffic Implications resulting from  
Gastown/Chinatown Restoration Study Proposals

It was agreed to defer consideration of the report on this subject pending the hearing of a delegation as requested.

Board of Administration General Report (cont'd)

Building and Planning Matters

Public Housing - FP 18:  
Champlain Heights (Clause 1)

MOVED by Ald. Hardwick,

THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated July 9, 1971, be adopted.

- CARRIED

Social Service and Health Matters (cont'd)

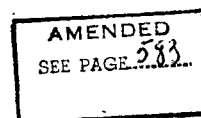
Spring Street Project (Clause 3)

After receiving oral information from a representative of the Department of Social Planning/Community Development in respect of the Spring Street Project, it was,

MOVED by Ald. Phillips,

THAT items (A) to (E) inclusive of the recommendations of the Director of Social Planning/Community Development, contained in this clause, be approved, on the understanding that the City's share shall not exceed \$26,700.00.

- CARRIED



Regular Council, July 13, 1971 . . . . . 18

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Mountain View Cemetery Agreement:  
Vancouver Masonic Cemetery Association  
(Clause 1)

MOVED by Ald. Bird,

THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated July 9, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

Recreation Programs for Transients (Clause 1)

The Board of Administration submitted a report of the Director of Finance advising the Park Board has requested the City Council approve \$6,500 in order that a special summer recreation program for transients may be conducted.

MOVED by Ald. Hardwick,

THAT no action be taken on this request.

- CARRIED

Park Board: Advance Allocation  
of Capital Funds (Clause 2)

The Board of Administration advised of the following resolutions of the Park Board:

"That City Council be requested to approve an advance allocation of \$350,000 from the Board's 1972 Five Year Plan Funds so that contracts may be awarded as soon as possible in 1971 for the above projects."

"THAT City Council be requested to approve \$150,000 from the Board's 1972 Capital Funds for New Brighton park development so that a contract can be awarded for this project as soon as possible in 1971."

The Director of Finance reported on each of these requests in regard to the required funds and advised the Director of Social Planning/Community Development concurs in the Park Board applications.

MOVED by Ald. Rankin,

THAT the Council do not approve the \$150,000 allocation for New Brighton Park replacement swimming pool and service building and the Board be requested to reconsider the size of the pool, following which re-application be made for an allocation.

- CARRIED

MOVED by Ald. Wilson,

THAT the Park Board be invited to appear before Council to give information in respect of the swimming pool development, included in the \$150,000 allocation request.

- CARRIED

MOVED by Ald. Bird,

THAT the Park Board's application amounting to \$350,000 from the Board's 1972 capital allocation re Riley Park and Douglas Park community hall additions, be approved.

- CARRIED

Regular Council, July 13, 1971 . . . . . 19

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

1st & Rupert Street:  
Change Retail Store to Restaurant (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

S/W corner 12th Avenue and  
Cambie Street (Clause 3)

The Board of Administration submitted a report of the Director of Planning and Civic Development with respect to a communication from Mrs. J. Rogers of the Woman's Christian Temperance Union raising various points in respect of the re-zoning of the property at the S/W corner of 12th Avenue and Cambie Street.

MOVED by Ald. Broome,

THAT the communication from Mrs. Rogers be received and a copy of the Board of Administration report forwarded to her.

- CARRIED

Conversion of Vacant House located at  
1059 Howe Street for use as an Office  
(Clause 4)

The Board of Administration reported as follows:

"The City Building Inspector has received a request from Roote-Sinclair Insurance Managers to convert an old dilapidated house at 1059 Howe Street for use as an office.

The building is located in No. 2 Fire Limits and is non-conforming with respect to the present Building By-law requirements. The present assessed value of the building is \$1,900 and the value of improvements proposed by Roote-Sinclair would amount to \$4,850. Section 1.10.6 of the Building By-law provides for alterations and repairs to be carried out with permission of the Building Inspector up to 100% of the assessed value. However, provision is also made for the applicant to appeal to Council for a relaxation of this restriction and in this respect reference was made to this in Mr. R.W. Roote's letter of June 17, 1971, addressed to His Worship the Mayor.

The City Building Inspector advises that he would not be opposed to conversion of this building provided the applicant is prepared to comply with the requirements of the 1970 National Building Code. This would involve structural work to reinforce the floor system, the provision of adequate exit facilities, blocking up windows on the side walls and providing fire protection to the walls and floors. It is recommended that the 1970 National Building Code requirements for non-combustible side walls should be relaxed in this case in favour of the provision of one-hour combustible walls since the former provision would be tantamount to re-building the entire building. With regard to the exit facilities, however, it will be necessary to remove all \*winders from the exit interior staircase since these are not permitted in exit stairways either under the National Building Code or the Vancouver Building By-law.

\*"Winders" are triangular treads which enable  
a 90° turn within the run of the stairs.

Your Board concurs with the City Building Inspector's recommendation in this matter and submits this report for Council CONSIDERATION."

cont'd.....

Regular Council, July 13, 1971 . . . . . 20

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Conversion of Vacant House:  
1059 Howe Street (cont'd)

MOVED by Ald. Hardwick,

THAT conversion of this building for office use be approved on the basis of the report of the Building Inspector, set out in the Board of Administration report on the matter.

- CARRIED

24-Hour Intercom Service:  
Apartment Buildings (Clause 5)

The Board of Administration submitted the following report:

"The Pacific Apartment Management Association have pointed out by letter that some apartment buildings are wired so that their intercommunication systems shut off automatically at a pre-determined time. The Association states that in their view this should not be since persons calling at the apartment building at a late-night hour are unable to rouse the occupants of a particular suite. They feel that there should be a municipal by-law passed making it illegal for the intercommunication system to be turned off.

The City Building Inspector has reviewed the matter and advises that no technical problems are involved. He points out that a counter-argument to that of the Association is that apartment dwellers may want to have the system shut off at e.g. 11 or 12 o'clock at night in order that they will be assured of no disturbance while they sleep. In case of a real emergency they could be called on the telephone.

Your Board places the matter before Council for their CONSIDERATION."

MOVED by Ald. Broome,

THAT this report be received for information.

- CARRIED

Block 42/52 Development:  
Design of Proposed IBM Building (Clause 6)

The Board of Administration submitted a report of the Director of Planning and Civic Development in regard to the design of proposed IBM building in the Block 42/52 development and the Council's latest instruction that the request be made of the Design Panel to comment on the proposed second tower, which is to be designed architecturally similar to the Toronto Dominion Bank Tower.

It is advised the Design Panel met with the project architects and the result of these deliberations are referred to in a separate report circulated to Council. However, it is stated therein the Panel is of the opinion the design of the Toronto Dominion Bank tower has merit.

MOVED by Ald. Hardwick,

THAT the Standing Committee on Planning and Development be furnished with the material submitted to the Design Panel on this matter.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Broome,

THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated July 9, 1971, Clause 7 be received for information and Clause 8 adopted.

- CARRIED

(Council action dealing with Clause 1 re Public Housing FP 18, is shown on page 17)

Regular Council, July 13, 1971 . . . . . 21

At this point the Council (in Committee) observed a short recess following which the Council reconvened with the Deputy Mayor, Alderman Adams, in the Chair and His Worship the Mayor absent attending to other Civic business.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Licenses: Hotels and Motels

**'The Director of Permits & Licenses reports as follows:-**

"On December 1, 1970, City Council amended the License Bylaw to increase the license fees for Hotels and Motels where the average daily rent exceeds \$8.00 per day. This action was taken because Hotels and Motels do not pay Business Tax on their sleeping or housekeeping units. Revenue from this source was expected to be increased from the 1970 level of \$72,500 to approximately \$350,000 in 1971.

At the last session of the Provincial Legislature an Act entitled the "Hotel and Motel Tax Act" was passed which defined accommodation and provided for a 5% tax on the purchase of room accommodation. This tax is paid by the occupier of the accommodation and not the owner of the hotel or motel.

At the same time Section 193 of the "Municipalities Enabling and Validating Act" was passed which reads as follows:-

'Notwithstanding any provisions of the "Vancouver Charter" or any bylaw made thereunder either before or after the coming into force of this section, no business license fee under Section 272 of the "Vancouver Charter" is chargeable with respect to hotel or motel accommodation as that term is used in the "Hotel and Motel Room Tax Act.'

A recent Order in Council No. 1222/71 provides in part that accommodation does not include lodging where the charge is \$4.00 or less per day or \$28.00 or less per week.

As a result of the passage of these Acts and the Order in Council, the only type of accommodation we can now license is limited to hotels and motels where the rate is \$4.00 or less per day. Thus we can only license the cheaper rate hotels, but cannot license the better quality hotels. This seems somewhat inequitable and the potential revenue is almost eliminated and licensing these units would not produce any appreciable revenue. To our knowledge the City of Vancouver is the only municipality in the Province that is unable to license the better hotels. Because of the uncertainties prior to the Order in Council, we have not yet collected many hotel or motel license fees with respect to accommodation. Other business premises in the hotels are still licensed (and pay business tax) e.g. beer parlours, lounges, restaurants, retail stores etc.

For Council Consideration

In view of the foregoing, Council may wish to consider amending the License bylaw to remove all license fees on hotel and motel accommodation until some permanent solution can be found. This would relieve the inequity of the cheaper rate hotel and motel having to pay a license fee and the higher rate hotel paying no license fee. This will not have any effect on the City's budget as expected revenue from hotels was eliminated when the legislation passed.

. . . . . Cont'd.

Regular Council, July 13, 1971 . . . . . 22

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses: Hotels and Motels (cont'd)

Recommendation

It is RECOMMENDED that the Hotel and Motel Licenses be the subject of discussion with the Minister of Municipal Affairs prior to the next session of the legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was \$4.00 per room and \$10.00 per dwelling unit.

This report has been endorsed by the Director of Finance and the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be adopted.

The matter of amending the License By-law to temporarily remove all license fees on hotel and motel accommodation to eliminate the present inequity, is submitted to Council for CONSIDERATION."

MOVED by Ald. Rankin,

THAT His Worship the Mayor be requested to take the necessary action for an approach to be made to Victoria on this whole question and in the meantime the matter be deferred.  
- CARRIED

Fire and Traffic Matters

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Fire and Traffic matters), dated July 9, 1971, be adopted.  
- CARRIED

G. No. 1 Firehall Replacement

The Board of Administration, under date of July 7, 1971, submitted the following report in respect of No. 1 Firehall replacement:

"The Fire Chief reports as follows: -

In December 1970 the Federal Government announced its intention to develop Block 56, DL 541, bounded by Georgia, Hamilton, Robson and Homer Streets with an office building. No. 1 Firehall is located within this block.

On May 4, 1971, the Fire Chief submitted a report to Council who resolved that in addition to replacing No. 1 Firehall, No. 2 Firehall be also abandoned and three replacement sites be acquired in the following areas (Concept A): -

- 1) A new headquarters and operational firehall about three blocks east of Main Street between Powell and Prior Streets; site area, 36,000 sq.ft.
- 2) New Firehall within one block of Burrard Street, between Nelson and Georgia Streets.
- 3) New Firehall within two blocks of Hamilton & Smithe Streets.

Council also resolved that the Fire Chief in consultation with other civic officials, review sites and report back. With respect to items 1, 2 and 3 the Fire Chief after consultation with the Director of Planning, City Engineer, Supervisor of Property & Insurance and the City Building Inspector, considers the following sites to be suitable.

cont'd....

Regular Council, July 13, 1971 . . . . . 23

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Two sites have been selected for Item (1) above. These are described in this report as Site (1) and Site (1) (alternate).

Site (1) consists of lots 1 - 6 inclusive, lots 15-18 inclusive and lots A, B and C of lot 19 and the intervening lane, all in Block 104, DL 181/196 situated in the west half of the Block which is bounded by Union, Gore, Prior, and Dunlevy.

These lots are zoned RM3 multiple dwelling and comprise approximately 40,400 sq.ft. including the lane which would be closed. A new lane outlet to be constructed would reduce the total area to approximately 37,800 sq.ft.

This site meets the requirements as a headquarters and operational Firehall in terms of the proposed Fire Defence Plan of the downtown and high risk areas.

The advantages are:

- (a) meets the requirements of a Pumper and truck response in its own fire district and as support to other companies.
- (b) has ideal grades for good Firehall design and training ground facilities.
- (c) apparatus would emerge from the Firehall onto a street (Union St.) of only moderate traffic.
- (d) estimated cost of acquisition of this site (including cost of demolitions, relocation of utilities and construction of lane outlet) is within the realm of the estimates contained in the report to Council on May 4, 1971.

The lots consist of single family dwellings and conversions to multiple dwellings and according to the Vancouver Voters List (August 1970) accommodate 63 persons of all ages.

In this connection the freeway consultants have stated that although their report to Council on the east approach route has not yet been submitted for Council approval, they intend to make the following recommendations to Council in regard to Block 104.

"Approximately 6775 square feet of property is required in the southwest corner of the block to enable construction of the freeway and the westbound ramp to Main Street.

An additional 47,705 square feet of property might be required to create sufficient separation from the freeway to the nearest residences in order to achieve our acoustic consultants desired sound levels at the facade of the buildings. We intend to suggest that this property be acquired at the option of the owners because it is possible that the actual noise levels experienced in this area after completion of the freeway may be acceptable to some of the residents."

It is noted that the only portion of the block unaffected by the anticipated noise levels would be approximately 8000 sq.ft. in the north east corner of the block.

In regard to the 6775 sq.ft. required for construction of the ramp only, approximately 500 sq.ft. in the south west corner would be required for the overhead ramp, and will reduce the overall site area for the Firehall to approximately 37,300 sq.ft. which is acceptable.

cont'd....

Regular Council, July 13, 1971 . . . . . 24

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Site 1 (alternate) consists of Lots 21 to 35 inclusive, Block 20 DL 181/196 and the intervening lane abutting Lots 23 to 33, situated in the east end of the block bounded by Union, Main, Georgia and Gore Avenue.

These lots are zoned CM-1 commercial and comprise about 48,700 sq.ft. including the closed lane. The additional area to be acquired is due to the presence of two warehouses which are located on 50 ft. and 75 ft. sites.

Approximately 10,400 sq.ft. would be available for sale and 2400 sq.ft. would be utilized as a lane outlet, thus reducing the Firehall site to approximately 36,000 sq.ft.

This site also meets the requirements of a pumper and truck response in its own fire district and as support to other companies.

The lots are largely improved with commercial buildings, however a large "cabin" and several houses accommodate over 50 persons of all ages.

There are definite disadvantages to this site that should be noted.

- (a) grades on the property restrict good firehall design and training facilities.
- (b) apparatus would be required to emerge from the hall, and back into the hall on a street of heavy traffic density, (Gore Ave.).
- (c) The estimated cost of acquisition (including recoveries from sale of surplus lands, cost of demolitions, relocation of utilities and construction of new lane outlet) is approximately \$148,000 more than the cost of the site (1).

The City Engineer advises "both sites under existing traffic conditions are not objectionable. However plans being prepared by the Freeway Consultants include an off ramp to Main St. which would affect access to the Georgia viaduct via Union St. at peak traffic periods. An alternative route at these times would require apparatus to circle the block via Gore, Georgia and Main Sts. to gain access to the viaduct westbound."

From a Fire Department point of view the problem of peak traffic congestion downtown is common to most firehalls and the selection of these sites offers sufficient alternative routes to consider them suitable.

The Department of Social Planning has arranged a meeting for Friday July 9 to allow the Fire Chief to acquaint representatives of the area with the site proposals and a report on the outcome of that meeting will be prepared for consideration of Council at their regular meeting of July 13th.

Site 2 - Consists of Lot 12 except the east 36 ft. and the east 36 ft. of Lot 12, Block 5, DL 185, situated on the north side of Haro-Smithe connector between Thurlow & Burrard Streets. These lots are vacant and comprise 8646 sq.ft. and are zoned RM-4 - multiple dwelling.

This site meets all the requirements. The one-way traffic on the Smithe-Haro Connector does not pose a problem in this location.

cont'd....



Regular Council, July 13, 1971 . . . . . 25

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Site 3 - Consists of Lots 20 and 21 Block 66, DL 541, situated on the north west corner of Smithe and Hamilton Sts. These lots are improved as a surface public parking lot and comprise an area of 6000 sq.ft. Zoning is CM-1 commercial. The selection of this site requires that Hamilton Street remain open to allow access to the lower downtown area.

The cost of acquisition of sites 2 and 3 are within the realm of estimates contained in the report to Council on May 4, 1971.

THE FIRE CHIEF RECOMMENDS THAT:

1. Site (1) be approved as a headquarters site in consideration of its advantages as compared to Site 1 (alternate).
2. Sites (2) and (3) be approved as Firehall sites.
3. The Supervisor of Property and Insurance be authorized to immediately acquire the above described properties and to clear the land. The cost of acquisition to be charged against the \$750,000.00 to be advanced by the Federal Government.

Your Board notes that Site (1) will be the subject of a further report and RECOMMENDS that the recommendations of the Fire Chief with respect to sites 2 and 3 be approved. Council may, however, wish to notify the property owners adjacent to sites 2 and 3 of the proposals in order to afford them the opportunity to make representations if they wish."

A further report dated July 12, 1971 was submitted by the Board of Administration, as indicated in the July 7th report following a meeting between City officials and representatives of the area affected. The Fire Chief, Director of Planning, and Director of Social Planning/Community Development in the July 12th report of the Board set out the pertinent matters resulting from that meeting.

MOVED by Ald. Phillips,

THAT the sites 2 and 3 set out in the Board of Administration report of July 7th be approved as firehall sites, and the Supervisor of Property and Insurance be authorized to immediately acquire the properties and clear the land; the cost to be charged against the amount of \$750,000 to be advanced by the Federal Government.

- CARRIED

MOVED by Ald. Phillips,

THAT consideration of site 1, as referred to in the July 7th report, be deferred pending the hearing of the delegation from the Strathcona Property Owners and Tenants Association, pursuant to request received.

- CARRIED

cont'd.....

Regular Council, July 13, 1971 . . . . . 26

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

No. 1 Firehall Replacement (cont'd)

MOVED by Ald. Broome,

THAT, as a result of consideration of the Board of Administration report of July 12th, re site 1 and alternate, approval be given to the following:

'The Director of Social Planning/Community Development be instructed to submit further information regarding pedestrian safety, vehicular traffic on Gore Avenue, noise adjacent to senior citizens' housing, dislocation and relocation of residents; it being understood information dealing with the social impact on the neighbourhood of locating Firehall No. 1 on Site 1, Site 1 alternate, and any other sites that may be identified by the Fire Chief, the Director of Planning or the Director of Social Planning/Community Development can be provided in two weeks'.

- CARRIED

Finance Matters

UBCM Consultants' Report:

The Municipal Picture in British Columbia  
(Clause 3)

MOVED by Ald. Hardwick,

THAT the information in this clause be referred to the Standing Committee on Finance with the intention of a document being prepared on the subject for submission to the Provincial Minister of Finance.

- CARRIED

1971 Grey Cup Festival: Grant (Clause 4)

The Board of Administration advised of a communication from the General Chairman of the 1971 Grey Cup Festival Committee requesting a grant of \$7,500 to enable the Committee to plan and carry out the activities in respect of the Grey Cup Football game to be held in Vancouver this year. The estimated interim expense budget is \$30,000. It is advised there is a surplus from the 1966 Grey Cup game of \$2,388.15 and that in connection with the Saturday parade, there is a stadium rental of \$2,000 required.

MOVED by Ald. Sweeney,

THAT a grant in the amount of \$7,500, to include the \$2,388.15 surplus from the 1966 Grey Cup game, be approved, to be taken from allocated Centennial funds, on the understanding that:

- (a) there will be no rental paid to the Pacific National Exhibition in connection with the parade:
- (b) any surplus funds over expenditures, finally, will be returned to the City.

- CARRIED BY THE  
REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Older Boys' Parliament  
of B.C. (Clause 5)

The Board of Administration advised of a communication from the Older Boys' Parliament requesting a grant toward its summer camp for needy boys.

MOVED by Ald. Broome,  
THAT the request be received.

- CARRIED

National Indian Princess  
Canada Finals: Reception (Clause 7)

The Board of Administration advised of a request of the National Committee of the Indian Princess Canada Finals being held in Vancouver July 13 to 18, that the City host a banquet at an estimated cost of \$300 to include prizes for awards.

MOVED by Ald. Wilson,  
THAT a grant in the amount of \$300 be approved.

- LOST

Aquarium Attendance: International  
Association of Auditorium Managers'  
1971 Convention (Clause 8)

Consideration was given to the request by the Theatre Manager that an amount of \$175 be approved in order that tickets may be purchased to the Vancouver Public Aquarium for the wives and children of delegates to the International Association of Auditorium Managers' 1971 Convention.

MOVED by Ald. Bird,  
THAT a grant of \$175 for this purpose be approved.

- LOST

Balance of Finance Matters

MOVED by Ald. Bird,  
THAT, Clauses 1, 2, 6, 9 and 10 of the report of the Board of Administration (Finance matters), dated July 9, 1971, be adopted.

- CARRIED

H. Personnel Matters, June 25, 1971

Salary and Classification Review:  
1 New Temporary Position  
Clerk of Works, Department of Permits & Licenses

MOVED by Ald. Bird,  
THAT the report of the Board of Administration (Personnel matters, Regular), dated June 25, 1971, be adopted.

- CARRIED

I. Personnel Matters, July 9, 1971

MOVED by Ald. Bird,  
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 9, 1971 be adopted.

- CARRIED

(In connection with Clause 3 of the report, it was noted that the dates involved should read July 15 to 28 and therefore the Board report is corrected on a clerical basis, accordingly)

Regular Council, July 13, 1971 . . . . . 28

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Property Matters, July 9, 1971

Resident Tenants and Owners:  
Provincial Courts Complex Site & FP 19  
Single Men's Hostel Site (Clause 7)

The Board of Administration submitted a report of the Supervisor of Property and Insurance as a result of letters received from various organizations on behalf of residents who will be affected by the development of the Provincial Courts complex on Block 5, D.L. 196 near Powell Street and Gore Avenue and development of a single men's hostel on Lots 10 to 16, Block 57, D.L. 196 on the S/S 400 Block East Cordova Street. The organizations feel that accommodation priority should be given in the proposed single men's hostel, i.e. FP 19, to such displaced persons.

In the Board of Administration report the details of displacing of persons as anticipated are set out and it is concluded that the FP 19 hostel project cannot contribute to rehousing displaced persons from Phase I of the Provincial Courts development which is to commence on November 1, 1971, as it is anticipated the hostel project will be commenced late this year and completed approximately by the end of 1972.

MOVED by Ald. Rankin,

THAT the Board of Administration be requested to consider the question and policy implementation of providing alternate accommodation for persons displaced by Phase II of the Provincial Courts Complex development in the area.

- CARRIED

Balance of Property Matters

MOVED by Ald. Sweeney,

THAT clauses 1 to 6 inclusive and Clause 8 of the report of the Board of Administration (Property matters), dated July 9, 1971, be adopted.

- CARRIED

K. Comprehensive Health Service  
for Transient Youth

The Board of Administration, under date of July 9, 1971, submitted the following report in respect of Comprehensive Health Service for Transient Youth:

The Medical Health Officer reports that he has received information that a Federal grant will be available to establish a comprehensive health service for transient youth. Phone calls from the Deputy National Minister of Health and his staff, and a letter from Dr. J.A. Dupont, Acting Director of Health Grants have clarified the Federal Government's support for this Health Department project previously reported to Council.

Funds in the amount of \$52,500 for a twelve month period have been allocated subject only to final Ministerial signature (renewals will be applied for to maintain the project for thirty months). This will permit the Health Department to operate a modified program consisting of a half day clinic open seven days per week (evenings and week-ends at St. Paul's Hospital) augmented by field nursing staff, some dental treatment and provision of prescribed drugs.

cont'd....

Regular Council, July 13, 1971 . . . . . 29

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Comprehensive Health Service  
for Transient Youth (cont'd)

Your Board RECOMMEND that the Medical Health Office be authorized to execute this program subject to:

- (a) there being no extra cost to the City of Vancouver; and
- (b) the details of the organization being left to the approval of the Board of Administration.

The program is expected to commence Wednesday, July 15th, 1971.

MOVED by Ald. Wilson,

THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED

L. Spur Track Crossing: S/Kent  
Avenue at Ash Street

The Board of Administration, under date of July 9, 1971, submitted the following report:

"An application has been received from Weldwood of Canada Ltd. to cross South Kent Avenue at Ash Street with a spur track to serve their building on Lot 6, south of R/W D.L. 311.

I RECOMMEND that:-

1. The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the industry.
2. Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:-
  - (i) After the plan has been amended to his satisfaction.
  - (ii) When an undertaking has been received from Weldwood of Canada Ltd. to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS the aforementioned recommendations of the City Engineer be adopted.'

MOVED by Ald. Broome,

THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

K. Juvenile Delinquency - Provincial Courts  
(Family Division) Requirements

The Board of Administration, under date of July 12, 1971, submitted a report regarding Provincial Courts (Family Division) requirements. In submitting details on the matter, the recommendations of the Director of Personnel Services are set out regarding six additional temporary staff positions.

The following recommendations are proposed by the Board of Administration:

- That: 1. A fourth Court be established on a temporary basis from August 1st to December 31st, 1971, subject to review before the year-end.

cont'd...

Regular Council, July 13, 1971 . . . . . 30

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Juvenile Delinquency - Provincial Courts  
(Family Division) Requirements (cont'd)

2. The six temporary positions dealt with in the report of the Director of Personnel Services be established for the five-month period. That Auto Allowance on a regular basis be granted to the incumbent of the Probation Officer position.
3. The necessary furnishings be provided.
4. The funds be provided in accordance with the recommendation of the Comptroller of Accounts.
5. The resolution of Council dealing with this report be forwarded to the Attorney General for information.

MOVED by Ald. Bird,  
THAT the foregoing recommendations of the Board of Administration be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird.  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE  
ZONING AND DEVELOPMENT BY-LAW  
(S/W Nanaimo and Copley Streets)

MOVED by Ald. Calder,  
SECONDED by Ald. Sweeney,  
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,  
SECONDED by Ald. Sweeney,  
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,  
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

Regular Council, July 13, 1971 . . . . . 31

BY-LAWS (cont'd)

By-law to Amend By-law No. 3575 (cont'd)

MOVED by Ald. Calder,  
 SECONDED by Ald. Sweeney,  
 THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,  
 SECONDED by Ald. Sweeney,  
 THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S Harwood between Thurlow and Burrard Streets)

MOVED by Ald. Calder,  
 SECONDED by Ald. Hardwick,  
 THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,  
 SECONDED by Ald. Hardwick,  
 THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,  
 SECONDED by Ald. Hardwick,  
 THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,  
 THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,  
 SECONDED by Ald. Hardwick,  
 THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,  
 SECONDED by Ald. Hardwick,  
 THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

Regular Council, July 13, 1971 . . . . . 32

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW No. 4450  
BEING THE LICENSE BY-LAW  
(License fee for Barbers)

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT leave be given to introduce a By-law to amend  
By-law No. 4450, being the License By-law, and the By-law  
be read a first time. - CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a second time. - CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT Council do resolve itself into Committee of the  
Whole, to consider and report on the By-law, His Worship  
the Deputy Mayor in the Chair. - CARRIED

MOVED by Ald. Phillips,  
THAT the Committee of the Whole rise and report. - CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the report of the Committee of the Whole be  
adopted. - CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a third time and the Mayor  
and City Clerk be authorized to sign same and affix  
thereto the Corporate Seal. - CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW NO. 3960  
MUSEUM AND PLANETARIUM BOARD BY-LAW

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,  
THAT leave be given to introduce a By-law to amend By-law  
No. 3960, being a By-law to provide for the establishment of a  
Board to be known as the "Greater Vancouver Civic Museum and  
Planetarium Board" and to define its functions and responsibilities,  
and the By-law be read a first time. - CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a second time. - CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,  
THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, His Worship the Deputy Mayor  
in the Chair. - CARRIED

MOVED by Ald. Wilson,  
THAT the Committee of the Whole rise and report. - CARRIED

The Committee then rose and reported the By-law complete.

cont'd....



Regular Council, July 13, 1971 . . . . . 33

BY-LAWS (cont'd)

By-law to amend By-law No. 3960  
(cont'd)

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,  
    THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,  
    THAT the By-law be read a third time and the Mayor and  
City Clerk be authorized to sign same and affix thereto the  
Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Increase in Indemnity:  
Members of Council

On June 29th Notice was called on a motion in respect  
of increase in Indemnity for members of Council which, after a  
change, was further considered by Council and action taken  
as follows:

MOVED by Ald. Adams,  
SECONDED by Ald. Phillips,  
    THAT WHEREAS it appears reasonable to increase the  
salary of members of City Council to keep pace with the cost  
of living and inflation;

    AND WHEREAS it is more realistic to do this on an annual  
basis rather than every three or four years;

    THEREFORE BE IT RESOLVED THAT remuneration and expense  
allowances of all members of City Council be increased by 6%  
effective January 1, 1971.

- CARRIED

MOVED by Ald. Rankin,  
SECONDED by Ald. Hardwick,  
    THAT this matter be referred to the Standing Committee  
on General Purposes for consideration when election and  
similar matters are under consideration.

- LOST

MOVED by Ald. Sweeney, in Amendment,  
SECONDED by Ald. Hardwick,  
    THAT the words in the main motion 'effective January 1,  
1971', be struck and the following substituted therefor:

    'effective January 1, 1973'

- LOST

A recorded vote was requested on the amendment by  
Alderman Sweeney. The result, therefore, is as follows:

FOR THE AMENDMENT

Alderman Sweeney  
Alderman Hardwick

AGAINST THE AMENDMENT

Alderman Rankin  
Alderman Phillips  
Alderman Calder  
Alderman Wilson  
Alderman Bird  
Alderman Adams  
Alderman Broome

(The amendment was declared lost)

Regular Council, July 13, 1971 . . . . . 34

MOTIONS (cont'd)

Increase in Indemnity:  
Members of Council (cont'd)

A recorded vote was taken on the main motion of Alderman Adams and Alderman Phillips, and the result is shown as follows:

FOR THE MAIN MOTION

Alderman Broome  
Alderman Phillips  
Alderman Calder  
Alderman Wilson  
Alderman Bird  
Alderman Adams

AGAINST THE MAIN MOTION

Alderman Rankin  
Alderman Hardwick  
Alderman Sweeney

(The main motion was declared carried)

2. Leave of Absence:  
Alderman Linnell

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,

THAT Alderman Linnell be granted leave of absence on account of illness for the period July 13, 1971 to September 1, 1971.

- CARRIED

3. Leave of Absence:  
Alderman Calder

MOVED by Ald. Sweeney,  
SECONDED by Ald. Phillips,

THAT Alderman Calder be granted leave of absence from the Council meeting of July 27, 1971.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson -  
Terminal Avenue  
Development

enquired as to progress being made with the Canadian National Railway with respect to development of Terminal Avenue from Main Street through to First Avenue Viaduct, pursuant to the terms of the 1913 agreement.

The Corporation Counsel advised of the situation and that an answer was expected from the company late in July in regard to a related paving project.

Alderman Bird -  
Police Answer to  
Potential Suicide Call

referred to a particular case where the Police Department was asked to investigate a possible suicide but failed to respond as requested. The party in question did shoot himself later. The Alderman requested His Worship look into this incident.

The Deputy Mayor instructed the matter be brought to the Mayor's attention.

Regular Council, July 13, 1971 . . . . . 35

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Broome -  
Property Taxes:  
Income Taxes

referred to a press release re property taxes being a deductible item in respect of income taxes and felt the matter should be brought to the Council's attention by way of a Board of Administration report.

The Chairman directed accordingly.

Alderman Sweeney -  
Roadway:  
N/W Marine Drive

commented on Park Board action with respect to roadway N/W Marine Drive and requested Mrs. W.L. Delmonico, whose property would be affected, be informed when the matter is before Council.

The Chairman instructed accordingly.

Alderman Phillips -  
Belmont Hotel Fire

referred to an action settled recently as a result of the Belmont Hotel fire and the type of fire escapes in use at that hotel.

The Alderman commented that since it is understood there are several other like establishments with fire escapes of this kind, action should be taken to prevent such types of fire escapes continuing in use.

Alderman Phillips suggested the Fire Chief speak to Council as to whether the by-law should be changed to take care of this matter

The Chairman instructed the Board of Administration to so arrange.

NOTICE OF MOTION

Hostel Facility Similar to FP 19

The following Notice of Motion was submitted, and recognized by the Chair:

MOVED by Ald. Rankin,  
SECONDED by Ald. Hardwick,

THAT the City of Vancouver immediately instruct the Board of Administration to implement the procedures necessary to initiate the construction of another facility similar to FP 19, and in that general area.

(Notice)

---

The Council adjourned at approximately 5:30 P.M.

\*\*\*

The foregoing are Minutes of the Regular Council meeting  
dated July 13, 1971, adopted on July 27, 1971.

  
MAYOR

  
CITY CLERK

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

July 9th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING ROADS IN CHAMPLAIN HEIGHTS

"In the re-development of Champlain Heights south of Marine Drive, it is necessary to close certain portions of highway.

I RECOMMEND that the portions of road outlined red and green on plan marginally numbered LD 1279 be closed, stopped up and title taken thereto and that the said closed roads be subdivided with the adjacent lands."

Your Board RECOMMENDS that the foregoing be approved.

2. INSTALLATION OF WATER MAIN ACROSS C.P.R. TRACKS  
ASH STREET AT KENT AVENUE

"In order to provide adequate fire protection for the existing industries south of Kent Avenue at Ash Street, it is necessary to replace a water main under the C.P.R. tracks with one of a larger diameter. An agreement is required with the C.P.R. to lease the crossing.

The estimated cost of the work is \$7,500. Funds are available in the 1971 Capital Budget, 'Short Notice Projects', Account No. 127/7902.

I therefore RECOMMEND that:-

- (a) The City enter into an agreement concerning this crossing.
- (b) The conditions of the Agreement be to the approval of the Corporation Counsel.
- (c) The Corporation Counsel cancel any existing Agreement for the old main which is to be abandoned.
- (d) The amount of \$7,500 be appropriated from the 1971 Capital Budget, 'Short Notice Projects', Account No. 127/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. SANITARY FORCE MAINS ON SHAUGHNESSY STREET FROM KENT AVENUE TO GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT NORTH ARM INTERCEPTOR AND MARINE DRIVE

"In order to provide an outlet for sanitary sewage in the area adjacent to Shaughnessy Street south of Kent Avenue, it is proposed to install two force mains. One of 10" diameter specifically to carry the waste from the Intercontinental Packing Plant and a second of 8" diameter for common use by abutting properties.

The estimated cost of the work is \$25,000.

I RECOMMEND that \$25,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control Unallocated.'

Your Board RECOMMENDS that the foregoing be approved.

4. Proposed Widening of the 1000 Block Comox Street to Facilitate Hotel and St. Paul's Hospital Traffic

On May 11, 1971, City Council received a report from the Director of Planning and the City Engineer dealing with Lisogar Construction Limited proposed hotel development at the northwest corner of Burrard and Comox Streets. This report brought to Council's attention the concern of the Engineering Department, St. Paul's Hospital and Lisogar Construction Limited to minimize the traffic congestion on Comox Street which would result from traffic generated by both St. Paul's Hospital and the Hotel Development. Reference was made to letters from Ray Lisogar on behalf of St. Paul's Hospital and his Company requesting the City to widen the pavement on Comox Street to City standards under local improvement procedures.

City Council approved the recommendations that:

- A. The pavement width of 32 ft. on Comox Street between Burrard and Thurlow be adopted.
- B. The Lisogar Construction Limited crossings be approved, subject to that firm giving firm assurance that it will bear the total cost of widening the pavement and constructing curbs and gutters on the north side abutting this property on the 32 ft. curb alignment prior to any use or occupancy of the hotel development in the event that a 32 ft. pavement has not been constructed on Comox Street, under local improvement procedures.

A letter dated June 14, 1971 addressed to His Worship the Mayor and members of Council has been received from the West End Community Council (copy of letter attached), requesting a copy of the Traffic Engineer's report stating the reasons for this recommendation and recommending that only part of the block be widened for the following reasons:

- A. The widening will encourage more traffic in the hospital area.
- B. Another block of trees will disappear from the West End.
- C. Accommodation for the ambulance could be made without altering the entire block.

In reply to the points raised in this letter, the City Engineer reports as follows:

/continued ...

Board of Administration, July 9, 1971 . . . . . (WORKS - 3)

Clause 4 Continued

- A. "The widening of the pavement throughout the entire block has been requested by Mr. Lisogar who stated in his letter of April 30th that the majority of the owners agreed to widen the street on a local improvement basis.

There is a local improvement petition for a 32 foot pavement with curbs currently being circulated among the four affected property owners by Mr. Lisogar. If this petition is returned sufficiently signed, it will be advanced to a Court of Revision for construction next Spring.

If Mr. Lisogar fails to obtain a sufficiently signed petition, Lisogar Construction Limited will be required to bear the cost of widening the pavement on the north side of the block abutting the hotel site (approx. 264 ft.) in accordance with the report approved by Council on May 11, 1971.

The widening is proposed to minimize the congestion which could result from the addition of the hotel traffic to the existing hospital activity (ambulance entrance and loading and unloading of visitors). It is unlikely that the additional width of 8 feet will encourage use by vehicles other than those destined for one of the establishments within the block.

- B. There are 17 Hawthorne trees on the boulevards of this block. These trees are small enough to be moved and funds will be provided in the paving project either to move these trees or replace them with a species that is more suitable for the West End development, depending on the Parks Board recommendation.
- C. As stated previously, the need to widen the pavement in the vicinity of the crossing results from the traffic movements generated by both establishments rather than solely ambulance use. Although the greatest concentration of traffic will be in the eastern portion of the block, widening of the pavement throughout the entire block has been requested by some of the property owners. Accordingly it is proposed at this time that a sufficiently signed petition be received before this project proceeds.

I RECOMMEND that City Council reaffirms the recommendations in the report approved May 11, 1971. "

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION:

5. Sewer Effluent: Fraser River

The City Engineer and Medical Health Officer report as follows:

"Earlier this year a letter was received by the City from the Chief Administrative Officer for the Township of Richmond stating that the Richmond Council had requested that other municipalities in the Lower Mainland be approached '...to seek their views with regard to setting up a liaison committee for the purpose of meeting together to discuss treatment standards for the Fraser River'.

In our opinion there is no need for a separate liaison committee since the Regional District through the Greater Vancouver Sewerage and Drainage District represents the various municipalities and has the responsibility for meeting the standards set by the Senior Governments."

Your Board submits the foregoing report of the City Engineer and the Medical Health Officer for Council INFORMATION.

Board of Administration, July 9, 1971 . . . . . (WORKS - 4)

6. Harbour Park Developments Limited

The Corporation Counsel reports as follows:

"Section 12 of the agreement between the City of Vancouver and Harbour Park Developments Limited provides that that company shall pay to the City not later than the 1st day of April, 1971, the sum of \$135,000.00 and upon receipt of this sum the City shall convey the title in fee simple to Gilford Street-end to Harbour Park Developments Limited free and clear of all encumbrances, and will release and quit-claim the City's rights, title and interest to the waterlot abutting thereon.

This sum of money was paid to the City on April 1st, 1971, and the City is obliged to carry out its terms of the agreement. The necessary resolutions have been prepared and appear on the Agenda under 'Motions'."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

(Circulated for the information of Council are copies of the motions.)

RECOMMENDATION AND CONSIDERATION

7. Tender No. 57-71-8 Supply and Delivery of 4", 6", 8", 12" and 18" Water Pipe (Approx. 1 Year's Supply)

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on June 14, 1971 and referred to the City Engineer and Purchasing Agent for tabulation and report. A tabulation is attached. All taxes and charges are included.

This tender is being referred to City Council because the amount of the award is over \$50,000 and, in the case of one item, union status is involved. Five firms submitted tenders which met specifications and two firms submitted tenders which did not meet specifications because they offered either Asbestos Cement Pipe or P.V.C. Plastic Pipe. Therefore, the following comparisons only consider pipe which meets specifications.

The tender and specifications called for -

SCHEDULE I - 6" Cast Iron Pipe  
SCHEDULE II - 4", 6", 8", 12" & 18" Ductile Iron Pipe  
SCHEDULE III - 18" Steel Pipe (two alternative types)

Only one type of each size of pipe is to be purchased i.e. Ductile Iron Pipe as called for in Schedule II is the most desirable type but alternatives for 6" pipe and 18" pipe, in Schedules I & III respectively, were called to determine if the price difference was sufficient to justify accepting either Cast Iron or Steel Pipe in these sizes.

We are recommending that only Ductile Iron Pipe be purchased because -

- (a) In the case of 6" pipe - Canron Ltd. submitted the low bid for  
both Cast Iron Pipe at an estimated cost of \$55,000  
and Ductile Iron Pipe at an estimated cost of \$67,540

/continued ...



Board of Administration, July 9, 1971 . . . . . (WORKS - 5)

Clause 7 Continued

There is a cost difference of \$12,540 or 18½% but when installation costs are considered the percentage differential is reduced to approximately 6% and because Ductile Iron Pipe is made of a structurally superior material it is worth the additional cost.

- (b) In the case of 18" pipe - Interprovincial Steel & Pipe Ltd. submitted the low bid for steel pipe at an estimated cost of \$15,936 and Canron Ltd. submitted the low bid for Ductile Iron Pipe at an estimated cost of - \$17,664

There is a cost difference of \$1,728 or 10.8% but because the wall thickness of Ductile Iron Pipe is 52% greater than steel pipe, it will give a considerably longer maintenance-free life and we believe that the longer life more than offsets the additional cost.

RECOMMENDATIONS:

We recommend acceptance of the low tenders for Ductile Iron Pipe as follows -

Canron Ltd. for 4", 6" & 18" pipe at an estimated total cost of \$87,580 and John Davidson Ltd. for 8" pipe at an estimated total cost of \$87,400, including 5% Provincial Sales Tax.

CONSIDERATION:

12" Ductile Iron Pipe - The lowest bid was submitted by Crane Supply for Stanton Pipe manufactured by non-union labour in Ontario. The lowest bid for pipe manufactured by union labour was submitted by John Davidson Ltd. for pipe made by Anthes Western Ltd. in Alberta. A comparison of bids is as follows -

<u>Crane Supply</u> (non-union)	<u>John Davidson Ltd.</u> (union)	<u>Difference in \$</u>	<u>Difference in %</u>
\$47,530	\$50,050	\$2,520	5.3%

Your Board

RECOMMENDS that

- (a) the report of the City Engineer and Purchasing Agent respecting 4", 6", 8" and 18" Ductile pipe be approved;
- (b) the 12" Ductile Pipe Bids be for Council CONSIDERATION;
- (c) all contracts be satisfactory to Corporation Counsel.

8. Request to Establish Information Booth and Solicit Donations on City Street Allowance

The City Engineer reports as follows:

"We have received a communication from the Stanley Fountain Residential Society requesting permission to establish an information booth on the sidewalk at the intersection of Alexander Street, Powell Street, Carrall and Water Streets during the week of July 17th to 25th, 1971. This booth will house two men who will disperse information about the Society's aims. The actual placement of the 6 foot by 4 foot booth which would be removed overnight will be on the south side of Alexander Street 25 feet east of the east property line of Carrall Street immediately adjacent to the Hotel Europe. The Manager of this hotel has indicated that he has no objections to this placement of the booth.

/continued ...

Board of Administration, July 9, 1971 . . . . . (WORKS - 6)

Clause 8 Continued

The 4 foot lateral width of the booth will not unduly restrict the low pedestrian volumes along this sidewalk and there is no objection to the proposal from a Police or Traffic standpoint.

It is accordingly RECOMMENDED that the Stanley Fountain Residential Society be permitted to establish an information booth on the south side of Alexander Street 25 feet east of the east property line of Carrall Street during the week of July 17th to 25th, 1971, provided that:

- A. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the placement of this booth on City street allowance.
- B. The design, appearance and placement be to the satisfaction of the City Engineer.

The Society also requests permission for ten people to solicit for donations to the Society in the area of Maple Tree Square during the Sea Festival week of July 17th to 25th. This could be considered as a 'tag day' and this matter is therefore referred for Council's Consideration.

Your Board RECOMMENDS that the foregoing Recommendation of the City Engineer be adopted. The matter of the 'tag day' is referred for Council's CONSIDERATION.

(Copies of the communication from the Society dated June 11, 1971 are circulated for the information of Council.)

RECOMMENDATION:

- 9. Major Sewerage and Drainage Projects  
Required for Pollution Control 1971-76

Further to the City Engineer's report to Council dated January 18, 1971, the City Engineer and Director of Finance report as follows:

"Rising public concern about the increasing and uncontrolled pollution of the environment has prompted the Federal and Provincial governments to enact legislation to regulate and as far as possible, eliminate pollution.

In particular the Provincial Government's Pollution Control Act of 1967 and the 1970 amendments to it require any construction, alteration or extension of a system of sewerage to be approved by the Minister of Lands, Forests and Water Resources and a permit issued granting their approval. Existing facilities must also be registered with the Provincial Government and permits obtained for existing outfalls under provisions of the 1967 Pollution Control Act. In 1969 the Pollution Control Board issued a policy statement on behalf of the Government including the following points:-

- (a) That discharge of untreated domestic sewage to enclosed or confined bodies of salt water be prohibited where there is any doubt as to the adequacy of the flushing effect of the tide.
- (b) That the discharge of untreated domestic sewage to any body of fresh water such as a lake, a river, or a tributary to a river, be prohibited.
- (c) That, regardless of the flushing action or assimilative capacity of salt water bodies, the discharge of untreated domestic sewage be prohibited in any area designated by order as a recreational water or beach area.
- (d) That, insofar as health matters are concerned, the Health Department is to set quality standards of the receiving waters to protect the public health and the Pollution Control Branch will ensure that any permit issued contains prescribed effluent standards to ensure compliance with the Health Department standards.

/continued ...

Board of Administration, July 9, 1971 . . . . . (WORKS - 7)

Clause 9 Continued

- (e) That, where a sampling program is to be undertaken in any area where there is a matter of health significance, it shall be deemed expedient that such a program shall undertake to co-ordinate the respective interests of the Health Department and the Pollution Control Branch in a single joint effort.

These policy declarations are carried out through the issue of control permits.'

To date, the principle basis for the sewerage of the City was by means of a combined system, that is the storm water and sanitary sewage carried in a common pipe. During storms the quantity of storm water entering the system may be hundreds of times the dry weather or sanitary flow. To convey this flow to a treatment plant and treat it would require impracticably large and costly facilities. Therefore to keep the size of these facilities within bounds, the combined system must contain a number of overflows to relieve the system when it becomes overloaded with storm water.

Ideally, to comply with the new legislation it would be necessary to change the City's existing combined system into a separate storm and sanitary system. Time and cost will not permit the ideal solution to be realized for many decades, however, as a practical solution, it is proposed that separation of the City's system be carried out progressively in:

- a) All new subdivisions.
  - b) All areas where, because of topography, the sanitary flow must be pumped to reach a trunk sewer connected to the treatment plant.
  - c) Such areas where the existing system has become inadequate and must be replaced either due to changes in land use or failure of the system. (e.g. Fairview Slopes, West End, Downtown, False Creek Flats, South of Marine Drive to Fraser River, Kitsilano).
- ) N.B. a) & b)  
) are a continuation of present  
) policy.

Because of the urgency of the work, a revised program of construction by the City together with an accelerated program to be undertaken by the Greater Vancouver Sewerage & Drainage District is proposed as the initial step in moving towards improved pollution control.

The Sewerage District's projects are set forth in their report 'Consolidation of Amendments to the Rawn Report' dated April 1970. It is envisaged that the City will construct the complimentary installations to those of the Sewer District's facilities in the Fraser River, Vancouver Harbour and West End areas together with general repairs and renewals to the existing systems as these become necessary.

The recommendation is based on the assumption that the facilities shown in Plan 'A' by the Greater Vancouver Sewerage and Drainage District previously scheduled for construction by 1986 will now be constructed together with sewerage and drainage of False Creek and other major facilities within the next five years. The contents of this report have been discussed with the Greater Vancouver Sewerage and Drainage District's Commissioner, Mr. Bunnell, who advises that his organization can design, finance and construct its portion of the work within the next five years if his Board so directs.

The plan of sewerage and drainage of the False Creek flats was adopted by Council in a report on the 18th January, 1971 and costs are based on the assumption that the C.N.R. will contribute the \$3,312,000 chargeable to them under the 1913 Agreement.

All costs shown have been adjusted to the Engineering News Record's cost index of 1600 (anticipated cost in December 1971).

/continued ...

Board of Administration, July 9, 1971 . . . . . (WORKS - 8)

Clause 9 Continued

TABLE 'A' - CAPITAL EXPENDITURE

	Total Proposed Program	Already Authorized by 1971-75 Five- Year Plan & G.V.S. & D.D. Plan	Balance Requiring Authority
Greater Vancouver Sewerage & Drainage District (on behalf of City).	\$ 13,113,000	\$ 6,727,000	\$ 6,386,000
City	\$ 17,128,000	\$ 10,150,000	\$ 6,978,000

The City would have additional borrowing of \$6,978,000 and would be responsible for the debt charges on \$6,386,000 of accelerated borrowing by the Greater Vancouver Sewerage & Drainage District (accelerated from a final year of 1986 to 1976).

The carrying cost of this debt would affect the City's budget as follows, also shown on the operating costs.

The estimated expenditure by the Greater Vancouver Sewerage & Drainage District that might qualify for the 25% forgiveness and Federal interest rates is 10% resulting in a forgiveness of approximately 2% on the Greater Vancouver Sewerage & Drainage District debt. None of the City work qualifies. Therefore the Federal aspect is not significant and may be ignored in the following table.

TABLE 'B' - ESTIMATED ADDITIONAL DEBT CHARGES AND OPERATING COSTS

	D E B T      C H A R G E S		Additional Operating Costs (1971 dollars)
	Addition Per Year	Cumulative	
1972	\$105,000	\$105,000	\$ -
1973	\$275,000	\$380,000	\$ -
1974	\$275,000	\$655,000	\$ 36,000
1975	\$275,000	\$930,000	\$ 36,000
1976	\$275,000	\$1,205,000	\$ 48,000
1977	\$275,000	\$1,480,000	\$ 48,000

Note 1: The debt charges are calculated on the basis of a 20-year sinking fund bonds and therefore the charges would continue for 20 years after the construction is started and the money borrowed.

Note 2: Should the City be unable to obtain the C.N.R.'s share under the 1913 Agreement, there will be additional debt charges of approximately \$330,000 per year.

It should be noted that the anticipated capital expenditure by the City exceeds by \$6,978,000 (based on 1971 dollars) the amount provided for sewer construction in the City's Five-Year Capital Works Program approved by Council on the 20th and 27th January, 1970, and it is within the City's capacity to support this additional borrowing in the future. This increased rate of expenditure is required to provide pollution control at the earliest possible time and will entail increase in the staff of the Sewer Design Branch. This report also has the concurrence of the City's Medical Health Officer, Dr. Bonham.

The Director of Finance reports as follows:

'The additional borrowing by the City would be approved in principle by Council at this time, property owner approval being not required for sewer purposes, the actual borrowing authority being Council approval of the by-laws authorizing specific issues of City bonds as the cash is required.

/continued ...

Board of Administration, July 9, 1971 . . . . (WORKS - 9)

Clause 9 Continued

On February 4th, 1969 the Debt Charges Fund as recalculated was approved by Council. This recalculation showed that by utilizing the Fund, Debt Charges could be held to an average increase over the previous year of about 5% until 1980, beyond which, while it is difficult to predict, the indications are that the rate of increase would be less than 5%. Debt Charges included in the annual Sewer District levy are covered in the calculation.

Borrowings in 1969-1971 are lower than predicted and it is indicated that the Debt Charges on the additional borrowing referred to in this report, including that of the Sewer District, can be supported within these rates of increase in Debt Charges previously approved by Council. This is possible because the delay of borrowing, both City and Sewer District, leaves monies in the Fund which it was anticipated would be required for Debt Charges for the period of delay.'

We RECOMMEND that this program be adopted and that the Greater Vancouver Sewerage and Drainage District be requested to carry out their portion of the program over the next five years."

Your Board RECOMMENDS that the foregoing report of the City Engineer and Director of Finance be adopted.

(Copies of Plan A are circulated for the information of Council.)

10. Water Works By-law Revisions

The City Engineer reports as follows:-

"Certain revisions to the Water Works By-law are proposed for reasons as stated herein.

Two items are brought forward for review:-

- A. Schedule A and Schedule G.
- B. Air Conditioning.

ITEM (1) SCHEDULE A CONNECTION FEES AND  
SCHEDULE G METER INSTALLATION FEES

In December, 1969, Council adopted a report recommendation to initiate a Meter Installation Fee. The reasons were:-

- A. To avert an increase in Connection Fees.
- B. To encourage customers to locate meters on their own property.

Because of problems associated with the installation of meters on private property, the saving anticipated in the 1969 report has not to date been realized. Accordingly, Schedule A Connection Fees do not substantially recover the cost of installing service pipes to new buildings. Since recovery of cost is Council Policy, the Connection Fees should be increased. They have remained unchanged since 1967. In the larger sizes, Schedule G fees for meters on City property do not match installation costs and should be increased.

The present and proposed fees are:-

/continued ...

Board of Administration, July 9, 1971 . . . . . (WORKS - 10)

Clause 10 Continued

SCHEDULE "A" CONNECTION FEES

<u>Service Pipe Size</u>	<u>Present Fee \$</u>	<u>Proposed Fee \$</u>
3/4"	155	230
1"	195	360
1.1/2"	280	490
2"	420	630
3"	875	875
4"	875	875
6"	1,120	1,120
8"	1,425	1,500
10"	1,550	1,800
12"	1,675	1,800

SCHEDULE "G" FEES FOR INSTALLATION OF WATER METERS ON STREETS

<u>Size of Standard Meter</u>	<u>Present Fee \$</u>	<u>Proposed Fee \$</u>
5/8"	110	110
3/4"	110	110
1"	110	110
1.1/2"	135	135
2"	145	145
3"	600	650

Schedule "G" Fees for Installation of Water Meters on Streets

<u>Size of Standard Meter</u>	<u>Present Fee \$</u>	<u>Proposed Fee \$</u>
4"	670	1,000
6"	1,050	1,100
8"	1,050	1,200
10"	1,050	1,300

Size of Fire Line  
(Low Head Loss) Meters

4"	900	1,300
6"	1,200	1,750
8"	1,300	1,900
10"	NOT GIVEN	2,100

ITEM (2) SECTION 13, AIR CONDITIONING

The By-Law states that, of the non-recirculating variety, only air conditioning units using 7.1/2 g/m or less can be installed, and these must be separately motored and the water use charged at the rate of 25 cents per 100 cubic feet.

The By-Law, does not state a limit to the number of air conditioning units which may be installed in any one premises.

/continued ...

264  
Board of Administration, July 9, 1971 . . . . . (WORKS - 11)

Clause 10 Continued

The 25 cent unit rate does not offset the total of capital losses which are due to:-

- A. The initial connection, and
- B. Consequent improvements to the water system.

Initial connection losses are incurred because of the high cost of working in the downtown area (where the units are being installed), and in addition, the meter installation is free.

Consequent improvements to the system will be necessary since a large number of such installations will necessitate additional feed mains. For example, each installation adds the equivalent of water use of one quarter acre of fully developed downtown area.

In order to defray the cost of system improvements because of water use for small air conditioning units and to remove the capital loss due to initial installation, it is proposed that the special metered rate be replaced by an annual flat charge of \$140 for every unit which may draw 7.1/2 gallons per minute or less, such annual charge not to be prorated.

I RECOMMEND that Schedules A and G fees of the Waterworks By-law be set as detailed herein, and flat rates instead of metered rates will be applied to users of non-recirculating air conditioning units as detailed herein, and the Corporation Counsel be instructed to draft and bring forward corresponding amendments to the By-Law."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 229-230

Board of Administration, July 9, 1971 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights - Site #21  
Public Housing - (FP 18): Approval  
of Design and Rezoning Application

The Director of Planning & Civic Development reports as follows:

"On March 26, 1970, the City formally requested the senior governments to investigate provision of public housing on Site 21, 3.594 acres, Area A, Southeast Sector.

On September 29, 1970, Council approved the approximate number and distribution of dwelling units, and moved:

"FURTHER THAT the City Council request the senior governments to include ... facilities for recreation."

This report

- a) brings forward the design for Council approval
- b) recommends that the site be zoned CD-1 from RS-1 to accommodate the development.

1. PROJECT DESIGN

The consultant architects, Downs/Archambault, in consultation with officials of all three levels of government, have now produced a design which has been approved by both Central Mortgage & Housing Corporation and the Province. The approval of the City Council is required in order that instructions for the commencement of working drawings can be given by CMHC.

The scheme proposes 100 units of development in line with the original feasibility studies. The breakdown in type of units is:

37	1-bedroom units (apartments)
32	2- " " (town houses)
19	3- " " "
8	4- " " "
4	5- " " "

100 units total

On a 3.59 acre site this gives a floor space ratio of 0.60 approximately (excluding most cellars). The density is 29.4 units per acre. An activity centre is provided. The total project's estimated cost is \$1,619,240 and is acceptable to the senior governments on the basis of these costs and within their existing authority. An estimated full recovery rental of just over \$160 per month would amortise the project. Subject to confirmation of actual cost at time of construction, this contemplates an actual average rental of \$70 per month and a subsidy of \$90 per month (rounded figures).

It is anticipated, subject to Council's approval, that working drawings will be commenced immediately with a target date for tender call of October 1st. It is estimated that from start to completion of construction will be less than twelve months.

cont'd . . .



Board of Administration, July 9, 1971 . . . . . (BUILDING - 2)

Clause #1 continued

The design is well conceived and as good as could be anticipated in terms of privacy and attractiveness of environment, bearing in mind the relatively high density required for financial feasibility.

The Design Panel, in review of the concept at a slightly earlier stage, stated that they were generally pleased with this design. The early concept sketches they felt showed promise for an interesting layout.

The Technical Planning Board recommend the approval of the design subject to some further discussions to the satisfaction of the Director of Planning re garbage collection, vehicular access to units, fencing and cellar bedroom units (5-bedroom units), the design to be not unduly bent to obtain the 5-bedroom units.

2. REZONING CD-1 FROM RS-1

The rezoning of the site has been withheld pending determination of the design concept. Council is asked to authorize the Director of Planning to make application for rezoning at this time, based upon the above design concept.

The Technical Planning Board, on June 25th, 1971 recommended that the application of the Director of Planning for the rezoning of ~~Lot 98 of Lots A and B of S.W. 1/4 and Ptns. of Lot C of S 1/2, D.L. 339~~ <sup>Lot 8 D.L. 334</sup> from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District be approved subject to the following conditions:

1. The uses be apartments and townhouses only, with customarily accessory uses and off-street parking.
2. (a) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provisions of adequate open space, location of service facilities and off-street parking
- (b) The floor space ratio not to exceed 0.75
- (c) The maximum of height of any buildings to be two storeys plus basement or cellar.

It is RECOMMENDED that:

1. Council approve the design as submitted and ask the senior governments to proceed on this basis with working drawings
2. Council instruct the Director of Planning to make application for rezoning the site to CD-1 on the basis of this report and proceed directly to Public Hearing.

Further that Corporation Counsel be instructed to draft the necessary bylaw."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

(Copies of the Plans are circulated for the information of Council.)

Board of Administration, July 9, 1971 . . . . . (BUILDING - 3)

CONSIDERATION

2. 1st & Rupert Street:  
Change Retail Store to Restuarant

"Under date of June 4, 1971, the Board of Administration submitted a report of the Director of Planning & Civic Development on the request of Cedarhurst Properties Limited for an expansion of an existing restaurant into the adjacent vacant rental space at the above location. At that same time a communication from Mr. W. Street, Solicitor on behalf of Cedarhurst Properties Limited was submitted to Council whereby Mr. Street requested permission to appear before Council if Council did not approve the first suggestion contained in the Board of Administration report. Council approved suggestion number two (2) of the report in question and did not take any action on Mr. Street's request to appear.

Mr. Street has again written to Council requesting permission to appear on behalf of his client, Ray's Kitchens, the tenant requesting the expansion in to the vacant retail space, and the following is quoted from Mr. Street's letter:

'We have now had an opportunity of communicating Council's action to our client, Ray's Kitchen, and they have now instructed us to request permission of Council to appear as a delegation and speak to the matter.

Our clients feel that permission for two years only would not be sufficient to amortize the capital investment contemplated in the extensive renovations of their restaurant operation and although we have advised them that the permission would probably be extended beyond the two years, they feel that it would not be prudent to expend some twenty thousand dollars and run the risk that it would be lost at the end of a two-year period.' "

Your Board brings the request of Mr. W. Street forward for the CONSIDERATION and instruction of Council.

(Copies of the Board of Administration report, Building and Planning matters, Clause 2 dated June 4, 1971, and an extract of the Minutes of Council dated June 8, 1971, are circulated for the information of Council.)

DELEGATION REQUEST

3. S/W Corner 12th Avenue  
and Cambie Street

The Director of Planning and Civic Development reports as follows:

"Mrs. J. Rogers of the Woman's Christian Temperance Union has by letter dated April 8, 1971, to City Council raised eight points concerning the rezoning of property at the south-west corner of West 12th Avenue and Cambie Street.

City Council following a Public Hearing on March 26, 1970, approved an application of Lort & Lort Architects on behalf of Mr. B. Wosk to rezone property at West 12th Avenue and Cambie Street (Lots 8, 9, A & B of 10 & 11) from an RM-3 Multiple Dwelling District and a C-2 Commercial District to a CD-1 Comprehensive Development District. Council's approval was subject to certain conditions.

cont'd . . .

Board of Administration, July 9, 1971 . . . . . (BUILDING - 4)

Clause #3 continued

City Council at a Public Hearing on December 14, 1970, approved a further application as received from Mr. W. R. Lort on behalf of Mr. B. Wosk to permit an additional use (Beverage Room Facilities) in the CD-1 Comprehensive Development area.

For the Public Hearing on December 14, 1970, the legal notice was inserted in the Province and the Vancouver Sun daily newspapers for two consecutive days, December 4th and 5th. The legal notice being as required by Section 566 of the Vancouver Charter.

Courtesy letters advising of the Public Hearing were also sent out to 22 adjacent property owners (as recorded on City Assessment records,) as is done for all rezoning applications being considered by Council at a Public Hearing.

The owners of the same 22 properties also received courtesy letters regarding the previous Public Hearing held in March 26, 1970.

The main purpose of the courtesy letters is to assure that immediate property owners are aware of the application. In no way does any such notification restrict any person from appearing and making representation to City Council at the Public Hearing. The Vancouver School Board and Provincial Government as adjacent property owners were both sent courtesy letters but no replies were received.

With reference to items 4 to 7 in Mrs. J. Rogers Letter:-  
In my opinion the representations made and submitted to Council were considered in the same manner as any other Public Hearing.

With reference to item 8:-  
The Technical Planning Board in the Board of Administration report dated October 16, 1970, dealing with the request to add beverage room facilities as a permitted use advised that:-

'Under the provisions of the Zoning and Development By-law a beverage room (beer parlour) has always been taken as a retail business, being an outright use in all commercial districts other than C-1 (local) and a Development Permit would have to be issued provided the development met the requirements of the Zoning and Development By-law including off-street parking, off-street loading etc.' It is also noted the licensing of beverage rooms, cocktail lounges, is controlled by the Provincial Government.'

I recommend that the letter to City Council be received and Mrs. J. Rogers be provided with a copy of this report."

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copies of Mrs. J. Rogers letter dated April 8, 1971, are circulated for the information of Council.)

Board of Administration, July 9, 1971 . . . . . (BUILDING - 5)

4. Conversion of Vacant House Located at  
1059 Howe Street for Use as an Office

The City Building Inspector has received a request from Roote-Sinclair Insurance Managers to convert an old dilapidated house at 1059 Howe Street for use as an office.

The building is located in No. 2 Fire Limits and is non-conforming with respect to the present Building By-law requirements. The present assessed value of the building is \$1,900 and the value of improvements proposed by Roote-Sinclair would amount to \$4,850. Section 1.10.6 of the Building By-law provides for alterations and repairs to be carried out with permission of the Building Inspector up to 100% of the assessed value. However, provision is also made for the applicant to appeal to Council for a relaxation of this restriction and in this respect reference was made to this in Mr. R.W. Roote's letter of June 17, 1971, addressed to His Worship the Mayor.

The City Building Inspector advises that he would not be opposed to conversion of this building provided the applicant is prepared to comply with the requirements of the 1970 National Building Code. This would involve structural work to reinforce the floor system, the provision of adequate exit facilities, blocking up windows on the side walls and providing fire protection to the walls and floors. It is recommended that the 1970 National Building Code requirements for non-combustible side walls should be relaxed in this case in favour of the provision of one-hour combustible walls since the former provision would be tantamount to re-building the entire building. With regard to the exit facilities, however, it will be necessary to remove all \*winders from the exit interior staircase since these are not permitted in exit stairways either under the National Building Code or the Vancouver Building By-law.

\*"Winders" are triangular treads which enable  
a 90° turn within the run of the stairs.

Your Board concurs with the City Building Inspector's recommendation in this matter and submits this report for Council CONSIDERATION.

5. 24-Hour Intercom Service:  
Apartment Buildings

The Pacific Apartment Management Association have pointed out by letter that some apartment buildings are wired so that their intercommunication systems shut off automatically at a pre-determined time. The Association states that in their view this should not be since persons calling at the apartment building at a late-night hour are unable to rouse the occupants of a particular suite. They feel that there should be a municipal by-law passed making it illegal for the intercommunication system to be turned off.

The City Building Inspector has reviewed the matter and advises that no technical problems are involved. He points out that a counter-argument to that of the Association is that apartment dwellers may want to have the system shut off at e.g. 11 or 12 o'clock at night in order that they will be assured of no disturbance while they sleep. In case of a real emergency they could be called on the telephone.

Your Board places the matter before Council for their CONSIDERATION.

INFORMATION6. Block 42 - 52 Development  
Design of Proposed IBM Building

The Director of Planning and Civic Development reports as follows:

"On June 8, 1971, the Board of Administration submitted a report of the Director of Planning and Civic Development as a result of Council's instructions regarding advice as to how the City can give effective consideration to the proposal to develop the IBM Building in similar architectural design to the Toronto Dominion Bank Building in the Pacific Centre project. Among other matters stated it advised as follows:

'If Council wished, the Director of Planning could negotiate with Fairview for a change in external treatment of the second tower. However, the developer is not sympathetic to any change; also, the Department feels that it would be advisable for the second tower to match the first, given that they are part of the same complex and of identical height.'

City Council then passed the following resolution:

'That the Director of Planning and Civic Development request the Design Panel to comment on the proposed second tower.'

The Design Panel met with the project architects on June 24, 1971, and the results of its deliberations are contained in a separate report (Appendix 1) attached."

Your Board recommends that the report of the Director of Planning and Civic Development be received for INFORMATION.

(Also attached for the information of Council is a site plan showing the approximate location of the three towers and related open space.)

7. Terminal Railways and Freight Movement  
Port of Vancouver Development Committee

Council on February 17, 1970, when considering the Board of Administration, Building and Planning matters, Clause 5 re the above subject, requested that the City's representative on the Port of Vancouver Development Committee discuss with the Executive of the Port Committee whether they believe there is a need for a new independent examination of railway operations and freight movements in Greater Vancouver. This matter was raised at the Port Development Committee meeting, and as per the attached and under date of June 10, 1971, the Port of Vancouver Development Committee advised as follows:

"Whereas the City of Vancouver have requested the Port of Vancouver Development Committee to report on the feasibility of a Terminal Railway for the Port of Vancouver

And Whereas a report has been received from the Railways and reviewed by the Sub-Committee on Physical Distribution, Crossings and Roadways

Therefore be it resolved that the Port of Vancouver Development Committee are of the opinion that no Port Terminal Railway is necessary and further that the City of Vancouver be so advised and supplied with a copy of the Railway Report."

A copy of the letter of the Port of Vancouver Development Committee dated June 10, 1971, plus the report referred to are circulated for the information of members of Council.

Your Board submits the above for the INFORMATION of members of Council.

Board of Administration, July 9, 1971 . . . . . (BUILDING - 7)

RECOMMENDATION

8. Replacement for Courtroom and  
Offices at 513 Main Street

The City Building Inspector reports as follows:

"A monthly tenancy to the City of a Courtroom and Judge's office at 513 Main Street was terminated by new owners of the building, effective May 31, 1971. Alternatives to provide a replacement Court and office were explored. The District Judge, Provincial Courts, Vancouver, approves the following proposal and requests that the necessary funds be provided and the work carried out immediately.

- (1) Subdivide one of the four Courtrooms at 475 Main Street into two small Courtrooms.
- (2) Alter another of the Courtrooms at 475 Main Street to provide a Judge's Chamber in the form of a semi-private office screened off from the Courtroom.

Old furniture used in the former Courtroom at 513 Main Street was returned to Stores. All necessary furniture for the proposed replacement Courtroom and Chamber are available from surplus, with the exception of necessary built-in items and one swivel chair.

The estimated cost of all necessary alterations to the building, including partitions, electrical and mechanical work, is \$11,900. The cost of furniture is \$500, and the estimated total cost is \$12,400.

Funds totalling \$2,445, representing unexpended monthly rental of the vacated premises, are available in the Budget of the Provincial Courts. The Annual rental cost of the vacated premises (\$4,320) will be eliminated, and no increase in rental expense for 475 Main Street will be involved.

The Comptroller of Accounts advises that, if the foregoing project is approved, \$2,445 would be provided by a transfer of appropriation within the departmental budget and the balance of \$9,955 provided by an appropriation from the Revenue Surplus of prior years pending the results of our quarterly reviews of Revenues and Expenditures.

It is RECOMMENDED that:

- (1) Alex Park & Son Ltd., who were the City's contractors for alterations made previously at 475 Main Street and are well acquainted with the building and conditions affecting the work, be engaged to carry out the proposed building alterations, at a ceiling price of \$8,750.00.
- (2) The City Engineering Department be instructed to carry out the necessary electrical work, at an estimated cost of \$2,950.00. "

Your Board RECOMMENDS that the recommendations of the City Building Inspector be approved.

FOR ADOPTION SEE PAGE(S) 235, 237, 238

Board of Administration, July 9, 1971 . . . . . (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery Agreement  
with Vancouver Masonic Cemetery Association

The Medical Health Officer reports as follows:

"By a series of agreements, the first of which commenced on the 1st day of January, 1924, and the last of which commenced on the 1st day of January, 1966, the City agreed to set apart certain portions of Mountain View Cemetery for the interment only of the deceased members of the Order of Ancient, Free and Accepted Masons, or the deceased members of their families. Under these agreements, the area to be set aside was delineated, and the City agreed to remove once a week surplus earth taken from any grave, necessitated by the grading of any plot situate within the defined portion of the cemetery; and the Association for its part agreed to maintain the grave areas, roads, paths and boulevards in the designated portion of the Cemetery. The Association also agreed to continue to maintain a Perpetual Care Fund in accordance with the terms of the City's "Cemetery By-law."

These agreements have now expired, but the Association and the City have maintained their relationship upon the basis that the agreements were still in effect. The Association has now requested that a new agreement be entered into for a period of five years. In essence, the agreement will provide that the area in question will be reserved for the exclusive use of the Masonic Association; and the Association will maintain the Care Fund and will comply with the "Cemetery Act" and regulations of the City's "Cemetery By-law."

The Corporation Counsel has drafted an agreement which has been approved by the Public Utilities Commission, the Masonic Cemetery Association, and the Medical Health Officer."

Your Board

RECOMMENDS that the Mayor and the City Clerk be authorized to execute this agreement on behalf of the City.

2. Bill 45 - An Act to Amend the Community  
Care Facilities Licensing Act

The Director of Welfare Services has reviewed the above noted Act in collaboration with the Chief Medical Health Officer and the Director of Permits and Licenses, and reports as follows:

"The Community Care Facilities Licensing Act administers the licensing and standards of operation of a variety of facilities including:

Day Care Centres

Nursery Schools

Boarding Homes

Residential Schools

Personal Care Homes (such as Taylor Manor)

Hostels (such as Pacific Hostel, Alexandra Neighbourhood House, Continental Hotel, Inner-City Hostel, etc.)

- (a) Responsibility for the administration of this Act has now been transferred from the Department of Rehabilitation and Social Improvement to the Department of Health Services and Hospital Insurance. Operational detail will be handled by the Health Branch of the latter Department.

Board of Administration, July 9, 1971 . . . . . (Social 2)

Clause #2 Continued

- (b) The shift of administrative responsibility from one Department to another in itself makes no change in financial support for persons needing care below the extensive treatment care level. In other words, the responsibility for meeting total or partial costs of care of persons in the types of facilities included under this Act will still be the responsibility of the Department of Rehabilitation and Social Improvement and the various municipal welfare departments.
- (c) The new Act makes no provision for change in the amount that the Province will contribute toward the operating costs of Care Facilities, including Day Care. In effect, the major change is the enforcement of the Act which has simply been shifted from one department to another.

There is one administrative change contemplated by the Provincial Department of Health Services and Hospital Insurance which will be of particular concern to the City of Vancouver.

When the Act was under the administration of the Department of Rehabilitation and Social Improvement, that Department had four social workers and two clerical staff based in the City of Vancouver. The Chief Inspector was also based in Vancouver; however, the present incumbent has his office in Victoria. We can only assume that the rationale for having resident staff in Vancouver was because of the large number of institutions in and around Vancouver governed by this Act. This Provincial staff worked in close harmony with the staffs of the City Departments of Health, Social Service, and Permits & Licenses. For example, the City Health and Social Service Departments made many visits to Care Facilities and provided numerous reports to the Provincial staff.

Recently we were advised by senior officials of the Department of Health Services and Hospital Insurance that they will be withdrawing their Vancouver based staff to Victoria.

Initially, two professional staff will remain in Vancouver and, on the retirement of one in 1972, only one will remain. However, it is logical to assume that should one retire earlier and the other move to another position elsewhere in the Provincial service, the Health Branch would replace both of these people and locate new staff in Victoria. This phasing arrangement is designed solely to accommodate the present incumbents.

In discussion with Provincial officials, we were further advised that this transfer of staff to Victoria will bring the City of Vancouver in line with current arrangements between the Province and all other municipalities. In actual fact there have been three separate arrangements:

- (a) In most parts of the Province, provincial regional offices of the Department of Rehabilitation and Social Improvement have administered this Act. The shifting of administrative responsibility to the Provincial Department of Health simply means that the regional health unit office will now be responsible for investigation, licensing and handling of complaints, and submission of annual reports. In effect, the shift has simply been from Provincial staff to Provincial staff.



Board of Administration, July 9, 1971 . . . . . (Social 3)

Clause #2 Continued

- (b) The Municipalities of Burnaby, Richmond and those on the North Shore have handled this assignment solely with municipal staff. However, because of their proximity to Vancouver, it is probable that the Provincial staff based in Vancouver were of considerable assistance to these Municipalities.
- (c) Vancouver City has been handled by Provincial staff assisted by City of Vancouver staff. The Provincial staff carried out the initial assessments of new Care Facilities, handled periodic complaints about living conditions and submitted annual reports on each licensed facility. The City of Vancouver staff, particularly in the Departments of Health and Social Service have made many visits to the facilities and have provided regular reports to the Provincial group in Vancouver. Withdrawal of the Provincial staff will mean that the City of Vancouver will need to provide additional staff to fill the gap.

Section 9 of the old Act and in the new Act states: "Each municipality shall investigate every application made within that municipality for a license to operate a community care facility, shall report and make recommendations to the board as required by the board, and shall perform such additional duties as the board, subject to the approval of the Lieutenant-Governor, may direct by regulation."

Section 9 of the Act makes it quite clear that the City of Vancouver in fact has no choice as to whether or not it will carry out the required responsibilities.

This Act first came into force in 1969. In spite of the fact that Section 9 requires the City of Vancouver to carry out initial and subsequent inspections, etc., up until recently these duties have been assumed by four professional and two clerical staff assisted by City staff. It is readily apparent that the Provincial staff were unable to carry out these duties without the assistance of City staff. With the removal of Provincial staff the City Departments concerned will be unable to fill the gap.

RECOMMENDED that the Provincial Department of Health Services and Hospital Insurance be requested to base four professional and two clerical staff in the City of Vancouver to operate as in the past, assisted by existing staff of City Departments. Should this not be possible for the Province to arrange, City Council to request the Province to provide the necessary funds to acquire a minimum of four professional and two clerical staff to be employed by the City of Vancouver, and subsequently designated to carry out these duties."

Your Board

RECOMMENDS the foregoing recommendation of the Director of Welfare Services be adopted.

Board of Administration, July 9, 1971 . . . . . (Social 4)

### CONSIDERATION

#### 3. Spring Street Project

Your Board submits the following report of the Director of Social Planning/Community Development.

"On April 20, 1971 City Council resolved:

'that a report on the success of the project be submitted to Council following the period ending June 30, 1971, and in the report advice be given in regard to alternate programs in relation to costs and sources of aid from the Senior Governments. Advice also be given of other agencies or Boards which could carry out this program on a long term basis, more effectively.'

### Background

Under the sponsorship and direction of the Department of SP/CD, the Spring Street Project<sup>1</sup> has been developed as a response to a serious gap in services to Vancouver young people who are persistently in conflict with the law.

The Spring Street Project is a community treatment program whose purpose is to change delinquent behaviour of boys and girls aged 9 to 17. It is distinguished from other youth programs by:

- A. The selection and training of staff who learn to apply confrontation techniques which force kids to face their delinquent behaviour and do something about it rather than hide behind thinly veiled rationales and excuses.
- B. The method of dealing directly and swiftly with delinquent behaviour when and where it occurs. Not some time later.
- C. The extensive amount of time spent with delinquent young persons with the purpose of bringing about improvement in their behaviour.

The Youth Squad of the Vancouver Police Department reports that it made 3,398 individual contacts and enquiries and laid 845 charges against juveniles in the first five (5) months of 1971. In the same period, 791 boys and girls appeared in court and 395 were dealt with on an out-of-court basis. An additional 775 were on probation.

Police, Probation, Children's Aid, School and Parks Boards personnel regard the proposed Spring Street Project as a necessary and vital youth program to be developed in Vancouver.

The budget and program of the Spring Street Project from January 1 to May 31, 1971, while under the direction and supervision of the Department of SP/CD is shown on the next page.

---

<sup>1</sup>The Spring Street Project, its purpose and method of operation have been explained in reports to Council dated June 17, 1970 and April 17, 1971. It is not repeated here but more detailed descriptive material is available through the Department of SP/CD.

Board of Administration, July 9, 1971 . . . . . (Social 5)

Clause #3 Continued

(a) Cost of Program	\$9,989.22
(b) Number of Staff Employed	3
(c) Street Program:	
(i) Confrontation re drugs and theft	30
(ii) Intensive street work relationships established	12
Success (noticeable behaviour change)	6
In Limbo (no trouble - no behaviour change)	3
In further trouble	3
(iii) Part-time work found	30
Temporary full-time work found	4
Family counselling provided	14
(d) Centre Program - 1262 East 6th Avenue:	
Present enrolment	11
Counselling re more intensive academic experience	2
Pursuing correspondence courses	1
Full-time job, returning to school in September	1
Langara College	1
Moved	1
Total enrolment	17
(e) Total Unduplicated Individual Contacts (Street and Centre programs combined)	62
(f) Cost of Intensive Work With 29 of Most Seriously Delinquent and Needy of 62 Youths Contacted	2.21/child/day 68.51/child/month 806.65/child/year
(g) Comparative Costs:	
(i) Per capita pupil cost of secondary school education per year: <sup>2</sup> based on 10 month school term or 300 days (All youths the project staff have dealt with have failed at least one year)	2.02/child/day 60.60/child/month 650.00/child/year
(ii) Cost per child at Brannan Lake School For Boys <sup>3</sup>	18.00/child/day 540.00/child/month 6,570.00/child/year

Review Committee Report

A Review Committee composed of officials representing Police, Probation, Children's Aid Society, School Board, Parks Board, Social Service, Social Planning/Community Development and United Community Services held several meetings in April and May to review and assess the Spring Street Project, consider auspices and provide the information requested in Council's motion of April 20, 1971. Their recommendations, approved by the Joint Technical Committee re: Social Planning on June 23, 1971, are as follows:

<sup>2</sup>Annual Report 1969-70, Board of School Trustees of Vancouver

<sup>3</sup>Director, Brannan Lake School for Boys

Board of Administration, July 9, 1971 . . . . . (Social 6)

Clause #3 Continued

- (a) The Boys' Clubs of Vancouver be requested to provide the organizational auspices for the Spring Street Project subject to the following conditions:
- (i) That the Spring Street Project function as an independent unit within the existing framework of the agency.
  - (ii) That there be a Reference Panel consisting of representatives from the Police Department, Probation Department, Children's Aid Society, School Board, Parks Board, Department of SP/CD and Boys' Clubs to select a project Director and continue as an Advisory Body to the project.
  - (iii) The Spring Street Project must be permitted great flexibility and maintain its unique approach to behaviour change.
  - (iv) The program must not be absorbed into or become part of existing agency programs.
- (b) Cost-sharing be solicited from the Province and United Community Services in addition to City funding and 50% Federal cost-sharing under Canada Assistance Plan.
- (c) A research component to evaluate its effectiveness be an integral part of the Spring Street Project.

Proposed Budget - July 1, 1971 to June 30, 1972

(a) To Continue Operating Existing Program - July and August, 1971 @ \$2,000/month			\$4,000
(b) Project Staffing - September 1, 1971 - June 30, 1972			
Project Director	@ \$1,100/month	11,000	
Centre Supervisor	@ \$ 700/month	7,000	
Full-Time Staff (5)	@ \$ 500/month	25,000	
Part-Time Staff (10)	@ \$ 150/month	15,000	
Secretarial Staff (2)	@ \$ 400/month	8,000	
			\$70,000
Employee Benefits			5,000
Total Salary Costs			\$75,000
(c) Rent (including Heat, Light, Phone)			5,000
(d) Program Expenses			4,000
(e) Transportation			2,000
(f) Equipment and Supplies			700
Total Project Costs for 1971-72			\$86,700
Total Amount not Shareable Under CAP			\$ 6,700
Amount Recoverable Under 50% CAP Funding			\$40,000
NET COST TO CITY			\$46,700

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (Social 7)

Clause # 3 Continued

Approximately \$5,000 required for evaluation research is available from the budget allocation of \$15,000 for research already approved by City Council for the Department of SP/CD in 1971. This amount is also 50% cost-shareable under CAP.

The Spring Street Project has been discussed in detail with Federal authorities. An opinion has been received from Ottawa that it is cost-shareable under Canada Assistance Plan. This includes the Spring Street Centre program formerly called Spring Street School. The educational aspect has been de-emphasized and this program now concentrates on motivating and directing young people off the street into existing educational resources to upgrade themselves through academic, vocational or technical courses.

Discussions are taking place between City and Provincial officials regarding Provincial cost-sharing in the project. The Executive Director of United Community Services has indicated his agency's willingness to participate financially, but the amount has yet to be determined.

The Comptroller of Accounts advises that no funds are available in Contingency Reserve and if the project is approved by Council the net cost to the City of \$46,700 will be a charge against the Revenue Surplus of prior years.

Recommendations

The Director of SP/CD recommends that City Council approve:

- A. (i) The Spring Street Project as outlined in this report.
- (ii) The Boys' Clubs of Vancouver as the social agency to provide auspices for the Spring Street Project.
- B. The budget of \$86,700 subject to 50% Federal cost-sharing under the Canada Assistance Plan and on the condition that further cost-sharing will be sought from the Provincial Government and United Community Services.
- C. Expenditure of \$5,000 from the Department of SP/CD's 1971 approved research budget to evaluate the effectiveness of this program.
- D. The Boys' Clubs of Vancouver report annually to Council on the successes and failures of the Spring Street project.
- E. That the necessary funds of \$46,700, less any further cost-sharing recovered from the Provincial Government and United Community Services, be approved as a charge against Revenue Surplus of prior years."

Your Board submits the foregoing report and recommendations of the Director of SP/CD for Council CONSIDERATION. It seems reasonable that the City's share should not exceed 25% of the cost.

230  
235-236

FOR ADOPTION SEE PAGE(S).....

Board of Administration, July 9, 1971 . . . . . (Harbours 1)

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Recreation Programs for Transients

The Director of Finance reports as follows:

The following request has been received from the Board of Parks and Public Recreation.

'The Board of Parks & Public Recreation at its regular meeting of June 14th, considered a program aimed at providing summer recreational activities for transients. It was proposed that four students be employed to conduct a variety of special programs on the City's beaches, at an estimated cost of \$6500.

The Board resolved to send a telegram to the Federal Government (Secretary of State) requesting financial assistance for the program, with the understanding that should no reply be received within one week, application would then be made to City Council for the required funds.

As no reply has been received to date, this Board therefore requests that City Council provide \$6500 for the Board to conduct a special summer recreation program for transients.'

Council is advised that there are no funds available in Contingency Reserve and therefore any funds required will have to be allocated from Revenue Surpluses of Prior Years, or found within the Parks Board's existing budget.

Your Board submits the above report of the Director of Finance for the CONSIDERATION of Council.

2. Park Board - Advance Allocation of Capital Funds.

The Board of Parks and Public Recreation approved the following resolutions on June 14, 1971.

" 1972 PORTION OF FIVE YEAR PLAN CAPITAL FUNDS - ADVANCE ALLOCATION

"The following estimated costs were discussed:

(a) Proposed Community Services Centre Facilities for 1971 and 1972

Strathcona School Addition.....	\$273,859
Riley Park Community Hall Addition.....	275,000
Douglas Park Community Hall Addition.....	90,000
Thunderbird School Addition.....	<u>61,141</u>
TOTAL.....	<u>\$700,000</u>

"It was regularly moved and seconded,

"RESOLVED: That City Council be requested to approve an advance allocation of \$350,000 from the Board's 1972 Five Year Plan Funds so that contracts may be awarded as soon as possible in 1971 for the above projects.

- Carried. "

. . . . . Cont'd.

Board of Administration, July 9, 1971 .c. . . . . (Harbours 2)

Clause #2 Continued

(b) New Brighton Park Replacement Swimming Pool and Service Building

"It was reported preliminary plans are progressing. Discussion of the replacement pool showed that the large tidal pool would be replaced with a much smaller recirculated pool. Board members were concerned about the reduction but it was explained that the tidal pool was empty two days a week and the new pool would be open seven days a week. Recent Provincial Health Regulations insist on expensive health and safety requirements and the Board has limited development funds for New Brighton Park.

"It was regularly moved and seconded,

"RESOLVED: That City Council be requested to approve \$150,000 from the Board's 1972 Capital Funds for New Brighton park development so that a contract can be awarded for this project as soon as possible in 1971.  
- Carried. "

The Director of Finance reports on the foregoing resolutions as follows:

(a) Proposed Community Services Centre Facilities for 1971 and 1972

Council previously approved the Parks Board 1971 Capital Budget of \$350,000 for Community Services Centre Facilities for the following projects.

Strathcona and Thunderbird School Additions	\$335,000
Riley Park Community Hall - Planning	<u>15,000</u>
	<u>\$350,000</u>

The Park Board is requesting the advance of their 1972 capital allocation for the following projects.

Riley Park Community Hall Addition (Balance of funds required)	\$260,000
Douglas Park Community Hall Addition	<u>90,000</u>
	<u>\$350,000</u>

(b) New Brighton Park Replacement Swimming Pool and Service Buildings

Council previously approved the Parks Board 1971 Capital Budget of \$900,000 for Park Development and Recreational Facilities.

The Park Board is requesting an advance allocation of \$150,000 out of 1972 capital funds for the New Brighton Park pool.

The Director of Finance reports that advance allocations against the 1972 proportion of the 1971-1975 5 Year Plan of \$350,000 for Community Service Centres and \$150,000 for Park Development can be covered by adjustment of the 1972 or subsequent years' budgets.

The Director of Social Planning and Community Development concurs in the Park Board request.

Your Board submits the matter to Council for CONSIDERATION.

Board of Administration, July 9, 1971 . . . . . (Licenses 1)

## LICENSES AND CLAIMS

### RECOMMENDATION AND CONSIDERATION

#### 1. Licenses - Hotels and Motels

The Director of Permits & Licenses reports as follows:-

"On December 1, 1970, City Council amended the License Bylaw to increase the license fees for Hotels and Motels where the average daily rent exceeds \$8.00 per day. This action was taken because Hotels and Motels do not pay Business Tax on their sleeping or housekeeping units. Revenue from this source was expected to be increased from the 1970 level of \$72,500 to approximately \$350,000 in 1971.

At the last session of the Provincial Legislature an Act entitled the "Hotel and Motel Tax Act" was passed which defined accommodation and provided for a 5% tax on the purchase of room accommodation. This tax is paid by the occupier of the accommodation and not the owner of the hotel or motel.

At the same time Section 193 of the "Municipalities Enabling and Validating Act" was passed which reads as follows:-

'Notwithstanding any provisions of the "Vancouver Charter" or any bylaw made thereunder either before or after the coming into force of this section, no business license fee under Section 272 of the "Vancouver Charter" is chargeable with respect to hotel or motel accommodation as that term is used in the "Hotel and Motel Room Tax Act.'

A recent Order in Council No. 1222/71 provides in part that accommodation does not include lodging where the charge is \$4.00 or less per day or \$28.00 or less per week.

As a result of the passage of these Acts and the Order in Council, the only type of accommodation we can now license is limited to hotels and motels where the rate is \$4.00 or less per day. Thus we can only license the cheaper rate hotels, but cannot license the better quality hotels. This seems somewhat inequitable and the potential revenue is almost eliminated and licensing these units would not produce any appreciable revenue. To our knowledge the City of Vancouver is the only municipality in the Province that is unable to license the better hotels. Because of the uncertainties prior to the Order in Council, we have not yet collected many hotel or motel license fees with respect to accommodation. Other business premises in the hotels are still licensed (and pay business tax) e.g. beer parlours, lounges, restaurants, retail stores etc.

#### For Council Consideration

In view of the foregoing, Council may wish to consider amending the License bylaw to remove all license fees on hotel and motel accommodation until some permanent solution can be found. This would relieve the inequity of the cheaper rate hotel and motel having to pay a license fee and the higher rate hotel paying no license fee. This will not have any effect on the City's budget as expected revenue from hotels was eliminated when the legislation passed.

. . . . . Cont'd.



Board of Administration, July 9, 1971 . . . . . (Licenses 2)

Clause #1 Continued

Recommendation

It is RECOMMENDED that the Hotel and Motel Licenses be the subject of discussion with the Minister of Municipal Affairs prior to the next session of the legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was \$4.00 per room and \$10.00 per dwelling unit.

This report has been endorsed by the Director of Finance and the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be adopted.

The matter of amending the License By-law to temporarily remove all license fees on hotel and motel accommodation to eliminate the present inequity, is submitted to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 240

Board of Administration, July 9, 1971 . . . . . (Fire 1)

## FIRE AND TRAFFIC

### RECOMMENDATIONS

#### 1. Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival

The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 7, 1971.

The cost of having the Fire Department Band attend this parade would be:

- A. The group will consist of 34 Bandsmen and one Chief in charge of supervision. The men will provide their own substitutes with no duty time cost to the City.
- B. The men will provide for their own accommodation and meals while in Penticton.
- C. Costs to the City would be:
 

(i) Charter Bus (Squamish Coach Lines)	\$400.00
(ii) Lunch while travelling (2 days)	<u>70.00</u>
TOTAL COST by bus	<u>\$470.00</u>

or as an alternate

  - (iii) The men will provide their own transportation if the City will provide a subsidy of \$10 each to cover the cost of gasoline.

TOTAL COST to the City	<u>\$350.00</u>
------------------------	-----------------

The Fire Chief points out the Fire Department Band is the Official Brass Band for the City of Vancouver and for years has provided excellent performances for Civic functions. In past years, Council has generally approved one out of town trip for the Band which has helped maintain the high interest and Esprit de Corps in the Band.

The Fire Chief RECOMMENDS the request be approved with the City providing transportation as outlined in alternate (iii).

Your Board RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

#### 2. Fireboat Vancouver II Conversion

The Fire Chief reports as follows:

##### A. Fireboat Vancouver II Conversion

In October 1969, the Fire Chief recommended to the City Council that an engine replacement program be established for the repowering and-updating of the Vancouver Fireboat II.

City Council, on the 28th October, 1969, requested the Board of Administration "to engage a naval architect and review the present condition of the vessel and to establish firm tender proposals". The firm of Cove, Hatfield and Co. Ltd. was authorized on December 18th, 1969 to inspect Fireboat II and, to proceed with the preliminary preparation of specifications.

Upon completion of their survey, the Naval Architects, in their report of February 1970, stated that "the hull and structure and general configuration of the vessel are in satisfactory condition but the machinery is old and requires replacement. By re-engining and conversion along with electrical system updating and some structural alterations, it is felt that another twenty years of useful service can be realized from the vessel".

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (Fire 2)

Clause #2 Continued

On the basis of this report City Council on the 7th April, 1970 authorized Cove, Hatfield and Co. Ltd. to proceed with the preparation of detailed specifications and drawings for the repowering and conversion of Fireboat II.

The cost of conversion was estimated by the Naval Architects to be \$253,000. It was anticipated that Maritime Funds equivalent to 7½% of conversion cost would be available for this project. The Maritime Funds would be \$16,000, bringing the actual cost to \$237,000.

On 24th November 1970, City Council, upon recommendation of the Fire Chief and the Naval Architects, approved the allocation of \$237,000 for the repowering and conversion of Vancouver Fireboat II, based on February 1970 rates. A 5 percent escalation was estimated by the Naval Architects if the conversion was to be performed in 1971.

On 16th December 1970 the Naval Architects, "in order that the conversion be carried out as expeditiously as possible, and to save handling costs to the city of approximately \$10,000 by a shipyard", called tenders for supply of machinery from local diesel engine suppliers. The lowest bid was submitted by Hoffars Ltd. for the supply of two propulsion/pumping engines, three pump engines and two auxiliary generator sets for the total cost of \$128,062. City Council approved the purchase of these engines on 6th January 1971, as recommended by the Naval Architects.

Regular meetings were held between the Naval Architects, Fire Department representatives, the Purchasing Agent, and the City Solicitor regarding the fireboat specifications, the purpose of which was to insure that the specifications for conversion were to be confined strictly to the terms of reference contained in the Naval Architects report of February 1970 and that the specifications were prepared according to Fire Department requirements.

The Fire Department was successful in eliminating unnecessary conversion costs to the Fireboat II. The painting of Fireboat II was restricted to the repainting of surfaces damaged or rebuilt during the conversion and the preparation and painting of the hull surfaces below the water line while in drydock. The Fire Chief considered it the responsibility of the firemen on Fireboat II to paint the vessel as part of their normal maintenance program.

The piping system and pumps were originally specified to be removed, and each piece to be x-ray inspected, sonic tested and overhauled. This was considered to be costly and unnecessary, therefore the Fire Chief requested that only spot checks were to be performed in situ on piping suspected of abnormal wear. It was also requested that no pumps were to be overhauled as previously specified, since the dismantling and inspection of one pump showed no unusual wear. The conversion specifications were modified to emphasize that the overhauling of the water pumping system was to be done only upon the request of the Canadian Steamship Inspection.

Tenders for the conversion were opened 7th June 1971. Five bids were received. The lowest bid was submitted by B.C. Marine Shipbuilders Ltd. for a total cost of \$138,548.39 including optional extras and known work of the Special Survey.

Board of Administration, July 9, 1971 . . . . . (Fire 3)

Clause #2 Continued

The cost of the known work, including engines and Naval Architects fee of \$30,000 is \$296,610.39 less 7½% Maritime Funds of \$22,000. An additional premium of approximately \$1,000 for short delivery time for the monel shafts is to be included in the cost, to avoid the labour increase of \$2,020 if normal delivery time for the shafts is accepted. The total conversion cost for Fireboat II is \$297,610.39 an increase of \$38,610.39 over the initial cost estimates.

B. Special Survey

City Council was informed that "Fireboat II may become unserviceable in June 1971 by reason of decertification for failure to meet standards set by regulation under Canada Steamship Act." A mandatory twenty year Special Survey on Fireboat Vancouver II is required by the C.S.I. and Lloyd's Registry. However, most of the work which would have been ordered under the Survey, to bring the fireboat up to a serviceable standard, will be carried out under the conversion program. The balance of the work resulting from the survey will mainly involve replacement of hull plates, if any prove to be defective. No provision has been made in the Fire Department's budget to carry out this work if it becomes necessary.

C. Cost Analysis

Conversion costs	= \$294,986.39
Original estimated Conversion Costs	= \$253,000.00
Increase over Estimated Costs	= \$ 41,986.39 or 16½%
Total Cost of Conversion, including known work of Special Survey and shaft delivery bonus	= \$297,610.39
Monies approved by City Council and 7½% Maritime Funds	= \$259,000.00
Net Increase	= \$ 38,610.39

The Naval Architect's reply to the increased conversion cost over estimated cost is attached as Appendix I.

D. Source of Funds

The Comptroller of Accounts advises that:

- (i) the additional \$38,610.39 required for conversion costs of the Fireboat Vancouver II be provided from 1971 Supplementary Capital funds. For Council information it is noted that the proceeds from property sales, which form part of the supplementary capital funds available, are expected to exceed the amount estimated for 1971.
- (ii) the cost of replacing defective hull plates, if any, be charged to the fireboat maintenance and repair account in the Fire Department's budget, providing that if an excessive overexpenditure occurs which cannot be covered by a transfer of appropriation within the departmental budget that the account be adjusted during the regular quarterly review of the Revenue Budget.

The Fire Chief recommends:

- (i) That the bid submitted by B.C. Marine Shipbuilders Ltd. for \$138,548.39 plus \$1,000 to expedite shaft delivery, be accepted.

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (Fire 4)

Clause #2 Continued

- (ii) That the necessary work resulting from the Special Survey, which will mainly involve replacement of hull plates, if required, be approved.
- (iii) That the necessary funds be provided as noted in the section Source of Funds of this report.

Your Board RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

FOR ADOPTION SEE PAGE(S).....240.....

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - May, 1971

The Board considered the following report of the Director of Finance respecting

- (a) Security transactions during the month of May, 1971
- (b) Summary of Securities held by the General and Capital Accounts as at May 31, 1971
- (c) Schedule of Promissory Notes Issued for temporary financing pending collection of 1971 Taxes to May 31, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Bank Deposit Receipts Purchased for Redemption in May, 1971						
May 6	Toronto Dominion Bank	May 21/71	\$500,770.55	\$500,000.00	15	3.75
13	Royal Bank of Canada	May 25/71	500,493.15	500,000.00	12	3.00
14	Bank of Nova Scotia	May 26/71	500,493.15	500,000.00	12	3.00
18	Toronto Dominion Bank	May 27/71	600,462.33	600,000.00	9	3.125
19	Toronto Dominion Bank	May 28/71	500,466.03	500,000.00	9	3.78
21	Toronto Dominion Bank	May 31/71	500,410.96	500,000.00	10	3.00
25	Toronto Dominion Bank	May 31/71	2,000,986.30	2,000,000.00	6	3.00
			<u>\$5,104,082.47</u>	<u>\$5,100,000.00</u>		

\*\*\*\*\*

SINKING FUND TRANSACTIONS

Exchange of Canadian National Railway Bonds for  
Alberta Resources Railway Bonds to provide an  
Improved Yield for Sinking Fund Portfolio

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Disposals							
May 3	Canadian National Railway 3 3/4%	Feb. 1/74	\$420,000.00	\$96.55	\$405,510.00	2/9	5.10
21	Canadian National Railway 3 3/4%	Feb. 1/74	110,000.00	96.35	105,985.00	2/8	5.23
			<u>\$530,000.00</u>		<u>\$511,495.00</u>		

Acquisitions

May 3	Alberta Resources Railway 7 3/4%	Mar. 1/74	\$413,000.00	\$102.30	\$422,499.00	2/10	6.85
June 1	Alberta Resources Railway 7 3/4%	Mar. 1/74	106,000.00	101.83	107,939.80	2/9	7.00
			<u>\$519,000.00</u>		<u>\$530,438.80</u>		

\*\*\*\*\*

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Debentures Purchased							
May 7	City of Van. 3 3/4%	Dec. 1/73	\$ 3,000.00	\$ 91.55	\$ 2,746.50	2/7	7.40
17	Gtr. Van. Sewer & Drain. Dist. 7 3/4%	May 15 79/80	100,000.00	100.00	100,000.00	8/0 to 9/0	7.75
			<u>\$103,000.00</u>		<u>\$102,746.50</u>		

. . . Cont'd.

Clause No. 1 (Cont'd.)

(b)

GENERAL AND CAPITAL

Summary of Securities Held as at May 31, 1971

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$200,000.00</u>	<u>\$200,305.59</u>

\*\*\*\*\*

(c)

CITY OF VANCOUVER PROMISSORY NOTES

Issued for Temporary Financing Pending Collection of 1971 Taxes

<u>Issue Date 1971</u>	<u>Due Date 1971</u>	<u>Face Value of Note Issued</u>	<u>Term-Days</u>	<u>Effective Interest Rate Per Annum</u>
May 31	June 18	\$2,000,000.00	18	3.80

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for May, 1971 be confirmed.

2. Projectors in the Centennial Museum Auditorium

At its meeting of January 26, 1971, Vancouver City Council approved a report submitted by the Acting Director of Museums concerning the offer of the Vancouver Museums and Planetarium Association to purchase new projection and sound equipment for the auditorium in the Centennial Museum.

The resolution passed by the Greater Vancouver Museums and Planetarium Board that 'the City of Vancouver seriously consider purchasing this equipment from the Association at an early date' was referred to the Finance Committee for consideration during Budget Review. The Finance Committee on April 22, 1971 when considering the matter was advised that the Acting Director of Museums was submitting a report on the subject. The item was consequently referred to the Board of Administration for further report.

The Association has two sources of revenue to offset the cost of the new equipment amounting to approximately \$7,000:

- (i) rental of the equipment;
- (ii) revenue from Friday and Saturday film programs.

The rental of the equipment must be added to the already established fees for the rental of the auditorium paid to the City.

The total fees are as follows:

	<u>Commercial</u>	<u>Non-Profit</u>	<u>Affiliated</u>
Auditorium	\$50	\$30	\$10
* Equipment	40	30	10
Projectionist	8	8	8
	<u>\$98</u>	<u>\$68</u>	<u>\$28</u>

\* Rental established by the Association for the new equipment.

. . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (FINANCE - 3)

Clause No. 2 (Cont'd.)

The revenue to the Association from the film programs in 1970 amounted to approximately \$6,600, which after expenses gave the Association a surplus on the operation of approximately \$5,600. The seating capacity of the auditorium is 220, and the admission charges for the film programs is 50¢ for adults and 25¢ for children.

In 1970 the auditorium was rented by the City as follows:

Commercial Organizations	- 25 times
Non-Profit Organizations	- 22 times
Affiliated Organizations	- 66 times

Total rental realized \$1,785.

The Association used the auditorium at no charge on 123 occasions.

Estimate of Operation with New Equipment

Based on the information given above, the following is an estimate of the revenue which the Association may derive in a full year using the new equipment:

<u>Renter</u>	<u>Number of Rentals</u>	<u>Equipment Rental Rate</u>	<u>Revenue</u>
Commercial Organization	25	\$40	\$1,000
Non-Profit Organization	22	\$30	660
Affiliated Organization	66	\$10	660
			<u>\$2,320</u>
Film Program Proceeds as in 1970			<u>\$6,600</u>
Total Revenue			<u>\$8,920</u>
<u>Expense Estimate</u>			
Maintenance Costs		\$ 160	
Film Rental (Friday & Saturday nights)		1,400	
Projectionists, Friday & Saturday nights		1,500	
Tickets		<u>100</u>	
		\$3,160	
			<u>\$3,160</u>
Probable Annual Surplus Before Recovery of Investment			<u>\$5,760</u>

Your Board notes on January 26, 1971, City Council approved expenditure of the sum of \$850 to provide a **special** supporting floor for this equipment.

In view of all of the above, your Board RECOMMENDS:

- (i) That the equipment be not purchased from the Association;
- (ii) That the Association continue with its present program and continue applying surplus funds to museum acquisitions.



INFORMATION

3. UBCM Consultants Report - The Municipal Picture in British Columbia

Council on June 1, 1971 referred the above UBCM report to the Board of Administration for report to Council. As the report is concerned almost entirely with financial analyses and conclusions your Board referred it to the Director of Finance, who reports as follows:

"Background - Pages 1 to 4 of the report - letter of UBCM President:

This letter states that in 1968 the Province of B.C., Department of Municipal Affairs, together with the Union of British Columbia Municipalities, agreed to undertake a joint study in the following terms:

'To study the taxation and revenue systems of the Province, its municipalities and other local units in relation to their functions and expenditure requirements with a view to assessing whether such taxation and revenue systems and allocation of functions are equitable, efficient, adequate and conducive to the sound growth of British Columbia, its municipalities and other local units.'

It was also agreed that the Executive of the UBCM and the Minister of Municipal Affairs would be responsible not only for the direction of the project but '... for drawing final conclusions arising out of the study.'

This phase of the study was completed in 1970 but has not led to the series of discussions with the Minister of Municipalities as to the division of financial responsibility, hoped for by UBCM. The Minister advised UBCM by letter in September 1970 that in his opinion the joint effort had been concluded by the report resulting from this phase, and anyone is free to draw his own conclusions. This report has not been printed for general circulation.

The final paragraph of the letter explains as follows:

'As the UBCM Executive believes that the development of interpretations and conclusions is the very nub and essence of this whole joint venture and without them a purely statistical study would mean very little, we have had no alternative but to proceed alone. This report, therefore, prepared for the Union of British Columbia Municipalities by T.J. Plunkett Associates, provides an interpretation of what the statistical data means with respect to the municipal picture in British Columbia. The report is complete of itself and I commend it for your study.'

Summary of the Report's Conclusions and Suggestions

In the interests of clarity this summary will reverse the presentation in the report and list the consultants suggested courses of action first, followed by their reasons, first in summary form, then in some detail. Consultants suggested courses of action for consideration (quoted from the report):

Report Ref.		
p. 60	I	'(a) absorption by the province of a greater proportion of the costs of education thereby improving the productivity of the property tax for municipal purposes;' '(b) assumption by the Province of the total cost of social welfare.'
p. 60) 61)	II	'Provincial grants programmes should be re-examined with a view to developing a comprehensive unconditional grant structure which would recognize (a) variations in the composition of the municipal tax base which have an important bearing on municipal fiscal capacity; and (b) the forces such as population growth and municipal location which influence municipal expenditure growth.'
p. 61	III	'... Home-owners; grants ... should not be increased further but held at their present level. Provincial grants in the future should be developed along the lines suggested in II, p. 60-61.' (referring to above item)

. . . Cont'd.

Clause No. 3 (Cont'd.)Summary of consultants conclusions (quoted from report pages 62-63)

'The demonstrated reallocation of municipal revenues to the support of education and social welfare services represents much more than a purely financial problem. If the present trends continue, their effect will undoubtedly produce two disastrous developments. These are:

1. an increasing incapacity to provide the primary municipal services considered essential to the well-being, safety and meeting the pressing and complex requirements of citizens in urban communities; and
2. a diminution of the role of municipal government as an institution that is responsible and accountable to the citizens it serves.

It cannot be denied that requirements are expanding in such areas as protective services, sanitation and pollution control, parks and recreational facilities, urban development and redevelopment, roads and transportation, etc. The continued reduction of the financial capacity of municipal governments to deal effectively with these activities will have unfortunate consequences for community living.

As has been demonstrated in this Report the costs of education and social welfare have risen so rapidly that they have eroded the limited revenue-raising capacity of municipal governments. Because of this and the importance of these services to all residents of British Columbia it is essential that the Province assume a far greater financial responsibility for them than is presently the case.'

Detailed description of the consultants findings

The findings, abstracted for this report, are fairly voluminous and have therefore been included with this report as Appendix I.

Comments on the Report by the Director of Finance

These comments are offered in light of the fact that the consultant's report was commissioned by the Union of B.C. Municipalities in order to try to provide factual and strong findings that, through discussion with the Provincial Government, would lead to corrections of the Provincial-Municipal financial relationship.

- A. Probably the most significant finding of the report and the conclusion drawn relates to the fact that of total expenditures at the municipal level those for education and social assistance have grown much faster over the study period (1957-68) and now absorb a much greater proportion of available revenue, with the implied result that municipalities are not able to meet the needs of their population (stated positively for areas of rapid growth - p. 13) and that if the trend continues municipalities will suffer '... an increasing incapacity to provide the primary municipal services considered essential ...'

Comments

Unfortunately, there is no examination of what 'municipal needs' are, of desirable service levels or costs, or of whether or not service levels have in fact deteriorated to an unacceptable level. The conclusions are drawn merely on the basis that education and social assistance now absorb a greater proportion of 'available' funds and per capita costs have not increased at the same rate in fast growing as in slow growing communities.

In effect, the consultants conclusions could be right but it is questioned whether the Provincial Government will be convinced on the basis of the evidence presented.

Again, unfortunately, the home-owner grant has been rejected as a grant affecting the impact of real property taxation on property owners and this approach could at least partially invalidate the data as a convincing submission so far as the Province, to whom it is directed, is concerned.

The inclusion of school taxation, particularly on the gross basis, (home-owner grant not deducted) tends to dilute the effect of an increased municipal share of increased social service costs in some of the data. However, the data on page 36 clearly indicates that between the years of 1961 and 1969 inclusive the Provincial share of social assistance has dropped from 80.3% to 68.6% and the municipal share has increased from 19.7% to 31.4%. Not only has the municipal share increased but the total shared costs have increased.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The sharing was changed from 80/20 to 85/15 in 1971 but in 1971 no per capita grant increase was given.

- B. The report further suggests that the shift in favor of education-social assistance is beyond the control of the municipalities and that 'If tax increases are to be kept within reasonable bounds there is no real alternative but to reduce expenditure requirements for municipal purposes.' (p. 28 and repeated in slightly different words on p. 54). This implies 1) that municipal councils have the sole responsibility for keeping the total local taxation at a reasonable level, and 2) that municipal general purpose needs have second priority to education-social assistance needs.

Comments

It is questioned that this is necessarily a correct assessment of the situation as to responsibility for real property taxation levels, particularly in the light of the effect of purely Provincial decisions in the matter, and it is also questionable that general real property taxation has been given second priority to schools taxation generally throughout the Province.

Also, the statement (in context) implies that there is some theoretical limit to the total tax on real property and that this limit has been in effect for some time, leading to municipal governments receiving a smaller portion of the total tax pie.

As no data is presented to substantiate this statement, it is questioned whether it would have much impact on the Province.

Summary of Comments

We are of the opinion that the municipalities should work towards the course of action recommended by the consultants

- (a) 'absorption by the Province of a greater proportion of the costs of education thereby improving the productivity of the property tax for municipal purposes;'
- (b) 'assumption by the Province of the total cost of social welfare.' (p. 60) on the basis that education and social assistance are theoretically not a proper charge against real property taxes.

The terms of reference for the study appear to suggest that the study should for the purposes of joint discussion with the Province attempt to match municipal financial responsibilities with the major revenue sources i.e. income, consumer and real property taxes and to indicate those responsibilities which should not be met from real property taxation, but from a share of Provincial revenues from income and consumer taxation sources.

While the report states that Social Assistance costs should not be the responsibility of the municipalities at all and the proportion of school costs is excessive, it does not provide statistical material in depth for discussion with the Province on the whole subject of which municipal financial responsibilities should be matched by senior government grants from revenue sources appropriate to the purposes of the expenditures.

It is admitted that this is a complex subject that would require a study of some magnitude and would be subject to opinion and judgment in marked degree. However, ideally any orderly policy on grants requires agreement on this matching, but it is doubtful that any senior government will make any such definite commitment of the revenues available to it, without convincing evidence and possibly not even then.

Vancouver - Special Considerations

Vancouver, due to characteristics not common to all municipalities has special concerns in the sharing of the total Provincial funds made available to municipalities, that do not necessarily coincide with the interests of the other members of the U.B.C.M. such as:

- (a) Major highways are constructed and maintained at Provincial cost elsewhere than in the cities. The city's present and future needs for these facilities present a very grave problem that can only be solved by utilization of a fair share of gasoline taxes collected by the Province.

. . . Cont'd.

Clause No. 3 (Cont'd.)

- (b) The report, on pages 42 & 43, suggests that communities with the higher proportion of commercial and industrial taxable property have less need for grants than predominately residential communities.

The report on page 42 quotes from the Report of the Ontario Committee on Taxation as follows:

'On this argument the Report of a taxation inquiry committee in another province was quite emphatic:

It is important to recognize the implications for municipalities of lack of balance in the tax base. On average, a municipality with less than a normal share of business properties must impose heavier than normal taxes to pay for an average complement of local government services, notwithstanding some equalizing effect from provincial grants. Conversely, the municipality with more than the usual proportion of business properties will, on average, be able to provide adequate services with lower than normal taxation."

This statement even for Ontario must be considered as subject to submission of convincing evidence. If it were true then residential property taxation in areas with the higher proportion of commercial and industrial property would be lower than in areas that are predominately residential in character.

We do not know of any study in depth that has been made on this subject, and unless based on the findings of such a study the statement cannot be accepted as fact. Development density brings its own problems of transportation, policing and other servicing that ultimately require huge sums for their solution.

For British Columbia this approach needs to be examined in the light that residential property already draws the per capita grant which is based on the residents in those areas, although they may earn their living in the downtown core, and the home-owner grant based on their owner occupied homes.

The following calculation shows that in 1968 measured as a percentage of its total real property tax levy, Vancouver's revenue from the per capita grant is 15.6% of its tax levy compared to 18% in the rest of the Province as a whole and of the home-owner grant 14.3% compared to 19.5% in the rest of the Province as a whole.

Comparison of per capita grants and home-owner grants in Vancouver  
with balance of Province as a percentage of Total Real Property  
Taxation - Year 1968

	<u>All Province</u>	<u>Vancouver</u>	<u>Bal. of Prov.</u>
Total real property taxes ) general and school        ) Appendix E4 - Page 86     )	\$223,578,999	\$65,850,177	\$157,728,822
Per Capita Grant Page 32	38,614,116	10,259,375	28,354,741
Percentage of real property tax		15.6	18.0
Home-Owner Grant Page 49	40,198,123	9,449,117	30,749,006
Percentage of real property tax		14.3	19.5

This shows that the correction factor suggested by the consultants as being desirable is inherent in the bases now used for the per capita grant and the home-owner grant.

We do not consider that any data has been presented or study made that proves the adjustment which already exists is reasonable or equitable to Vancouver. "

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

Board of Administration, July 9, 1971 . . . . . (FINANCE - 8)

CONSIDERATION

4. 1971 Grey Cup Festival - Grant

A letter has been received from the General Chairman of the 1971 Grey Cup Festival Committee, requesting a grant from the City in the amount of \$7,500 as a minimum requirement to enable the Committee to plan and carry out the activities surrounding the Grey Cup Football Game which is being held in Vancouver this year. It is estimated that an interim expense budget of \$30,000 will be required.

The Chairman advises that of the \$5,000 granted by the City when the game was last played here in 1966, the Committee returned \$2,388.15 surplus over expenditures that involved a total budget of \$27,653.72.

It is advised that a change will be made in the route of the Grey Cup Parade this year, whereby it will proceed along East Hastings Street and conclude in Empire Stadium. The Parade is scheduled for Saturday, November 27th, about 12:00 noon, and both the Police Department and B.C. Hydro have indicated their approval of this proposal. Because of this new arrangement, the Committee is required to pay some \$2,000 in Stadium rental plus clean-up and will have to modify some gate and ramp entrances at a cost of about \$500.

Your Board submits the foregoing request of a grant of \$7,500 for the CONSIDERATION of Council.

(Copies of the 1971 Grey Cup Festival Committee letter dated June 18, 1971, are circulated for information.)

5. Older Boys' Parliament of B.C.: Grant

A letter has been received from the Older Boys' Parliament requesting a grant of an unspecified amount towards its summer camp for needy boys between the ages of nine and twelve.

The cost of this annual project is estimated at \$1700 which is raised by donations from interested people.

This organization whose membership includes about sixty representatives of various Church sponsored youth groups within British Columbia initiated this summer camp four years ago at Shawnigan Lake.

Your Board submits the foregoing request for CONSIDERATION of Council and notes that Council took no action on a similar request for the Childrens' Jubilee Summer Camp during consideration of annual grants this year.

(Copies of the organization's letter dated June 24, 1971, are circulated for information.)

RECOMMENDATION

6. Re-organization of Dental Division,  
Health Department.

The Medical Health Officer in co-operation with the Director of Personnel Services and the Co-ordinator of Data Processing and Systems report as follows:

"The present philosophy of the Health Department, and in particular its staff in the Dental Division, is that dental disease is preventable and that optimal community dental health can be achieved only by appropriate informed action by each and every citizen. Our present program, consisting of limited dental treatment for pre-school and kindergarten children in conjunction with efforts to improve the dental care knowledge of their parents, represents this Department's attempt to meet these objectives. This program is a major change from an earlier approach which emphasized dental treatment of older children. The redefinition of program practices came about with the realization that health education is more effective when aimed at the parents of very young children and that the limited professional staff of the Division, functioning as a treatment resource within a large pool of practising dentists, can make only a very minimal impact on the dental health status of our community.

Both community water fluoridation and an adequate preventive program (dental health education plus dental hygiene procedures) are required in order to achieve a high level of dental health in the community.

On February 11th, 1969, Vancouver City Council accepted responsibility for 70% of the costs of the dental program to allow the Health Department to operate such a preventive program mainly for three and four-year-old children. The implementation of this organization report will permit the Health Department to more effectively develop this preventive program. This program should help diminish (but not erase) the gap between the dental health of children living in fluoridated cities and that of Vancouver children. The following table illustrates the differences in child dental health between Toronto with its fluoridated water and minimal treatment program and Vancouver without fluoridation and a developing preventive program.

	<u>Vancouver</u> (1968)	<u>Toronto</u> (1969)
Children with <u>no</u> dental decay (5 yrs. to 19 yrs.)	8.9%	16.4%
Average decay rates (number of decayed teeth per child)	8.1	5.1

If the Health Department's program is fully developed and community water fluoridation is later accepted, then Vancouver children could reasonably be expected to have a higher standard of dental health than fluoridated communities with no other preventive program.

ORGANIZATION CHANGES RECOMMENDED:

To allow this Department's new dental health program to have its maximal impact it is necessary that certain administrative and personnel changes be implemented.

- (a) Administrative Changes - it is desirable that these programs be tailored to meet the differing needs of individual local areas. To achieve this goal the dental staff in the individual Health Units must be given more responsibility for planning and implementing programs which are responsive to the documented dental needs of their area's preschool and school-aged children.
- (b) Personnel Changes - with the greater emphasis being given to dental health education it is desirable to give priority to staff whose primary interest and knowledge is in this area rather than in dental treatment. Specifically, this would entail the addition of dentists with public health training, dental hygienists and certain categories of dental assistants.

Board of Administration, July 9, 1971 . . . . . (FINANCE - 10)

Clause No. 6 (Cont'd.)

The changes proposed are shown below and in the administrative chart which is circulated.

	<u>Pay Grade (1970)</u>	<u>Present</u>	<u>Proposed</u>
Dentist III	-	-	1
Dentist II	39	1	3
Dentist I	35	12	8
Dental Hygienist	19	2	1
Dental Assistant II	-	-	6
Dental Assistant I	9	<u>13</u>	<u>11</u>
		28	30

In this plan the number of staff is increased from 28 to 30 and the categories of workers from 4 to 6. The responsibilities to be assigned each group can be summarized as follows:

(a) Dentist III - the administrative head of the Division responsible for long-range divisional planning, program evaluation and overall co-ordination of the Unit-based teams. This senior administrator must have postgraduate training in public health dentistry and a demonstrated administrative ability. The position would replace that currently classified as Dentist II.

(b) Dentist II - this is the senior Unit dentist who would have post-graduate training in public health. He will be responsible for the planning and co-ordination of dental health programs at one or more Health Units and for their integration with other Unit programs. His treatment activities will be lessened to allow him to carry out these additional duties. The Dentist II will be responsible for all divisional personnel in these Units and in turn will report to the Dentist III.

(c) Dentist I - these dentists will carry the main treatment load at the Unit but will be expected to involve themselves in the dental health education programs more than they have in the past. It is anticipated that their treatment skills can continue to be used as a potent educational tool. They will function primarily in a clinic setting along with a Dental Assistant I and serve persons referred by other health workers and school staff. We will attempt to fill these positions with persons with an orientation to dental health promotion with the expectation that some may eventually seek further training and thus be eligible for promotion to Dentist II when vacancies occur at that level.

(d) Dental Hygienist - this is the most highly trained dental auxiliary, capable of functioning with minimal supervision in education programs and also able to carry out specific preventive measures such as fluoride applications and cleaning procedures.

(e) Dental Assistant II - the Vancouver Vocational Institute has recently initiated a program to train a newly recognized dental auxiliary called a Certified Dental Assistant who is equipped to carry out a number of dental health education activities. They will function mainly in this area, under the supervision of a Dentist II. A number of our present dental assistants are qualified to carry these additional responsibilities and are eligible for certification by the College of Dental Surgeons.

(f) Dental Assistant I - this is the chair-side assistant to the clinic dentist. Their orientation is primarily to assist with treatment activities.

The Dental Division keeps an ongoing record of the dental health status of the school population. The nature of dental disease is such that significant changes cannot be measured in less than three years but once the recommended organization changes have been implemented a report will be made to Council on the full impact of the new program after its third year.

. . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (FINANCE - 11)

Clause No. 6 (Cont'd.)

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

In accordance with the report of the City Medical Health Officer and the Co-ordinator of Data Processing and Systems, I have prepared the following salary and classification recommendations for the ten proposed new positions in the Dental Division. The details of the eight positions to be abolished are contained in the Summary section below:

(a) Dentist III

The duties and responsibilities of one new position will include responsibility for the overall administration of the Dental Division, which encompasses the organization, planning, development and supervision of a preventive dental program for younger children in the metropolitan area. These duties are similar to those presently described by Class Specification No. 255, now entitled Dentist II (Pay Grade 39) and I recommend that the position be so classified. I have, however, revised the specification to reflect the new emphasis of the Division and retitled the class to Dentist III. I consider that Pay Grade 39 continues to be fair and equitable compensation for the class, and therefore recommend no change in salary.

This position will be excluded from the bargaining unit and will have a probationary period of one year.

(b) Dentist II (3 Positions)

Three new intermediate Dentist positions are being proposed, the work of which will include various administrative duties and responsibility for the dental program at one or more dental health clinics. The incumbents of these positions will also assist the Dentist III in the overall organization, planning and development of the dental program for younger children.

I recommend that these positions be assigned to the new class of Dentist II, and rated at Pay Grade 37 (\$1380-1642).

These positions will also be excluded from the bargaining unit and will have a probationary period of one year.

(c) Dental Assistant II (6 positions)

The duties and responsibilities of the six new proposed positions of Dental Assistant will entail carrying out a number of dental health education services functioning under the direction of a Dentist II. The work will include lecturing to parent and student groups on preventive dental hygiene, performing preliminary examination to children, cleaning teeth, applying fluoride and conducting hygiene index surveys. The distinguishing feature of this work from that of our present Dental Assistant classification will be the greater independence and freedom allowed in educating the general public in preventive dental hygiene. In addition, employees of this class will be required to have completed an eleven month Certified Dental Assistant course.

Since the training and level of duties will be at a higher level than the City's present classification of Dental Assistant, I therefore recommend that these proposed positions be assigned to a new class established as Dental Assistant II, and rated at Pay Grade 12 (\$443-527). The salary compares favourably with internal and external rates. I further recommend that these positions be included in the bargaining unit and the probationary period be one year. (The existing class of Dental Assistant has been retitled to Dental Assistant I with no change in salary involved).

. . . Cont'd.



Board of Administration, July 9, 1971 . . . . . (FINANCE - 12)

Clause No. 6 (Cont'd.)

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who has indicated his agreement with the relevant recommendations.

The estimated recurring annual cost of these proposals calculated at the final step in the pay range at 1971 rates and including fringe benefits at 10 percent is \$5742. The Comptroller of Accounts advises that the necessary additional funds for the balance of 1971, estimated at \$4,308 are available within the 1971 Department Budget."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
1 New Position		Dentist III P.G. 39(\$1505-1791) (\$1715-1791)*	When Adopted
3 New Positions		Dentist II P.G. 37(\$1380-1642) (\$1572-1642)*	When Adopted
6 New Positions		Dental Assistant II P.G. 12(\$443-527)	When Adopted
Dr.S.J.Gallagher	Dentist II P.G. 39(\$1505-1791)	ABOLISH	When Vacated
4 Positions 2 Vacant 2 Occupied - Incumbents to be determined	Dentist I P.G. 35(\$1265-1505)	ABOLISH	When Adopted When Vacated
1 Vacant Position	Dental Hygienist P.G. 19(\$604-721)	ABOLISH	When Adopted
2 Occupied Positions -incumbents to be determined	Dental Assistant P.G. 9(\$391-463)	ABOLISH	When vacated
All Incumbents	Dental Assistant P.G. 9(\$391-463)	Dental Assistant I P.G. 9(\$391-463) (Title Change only)	When Adopted

\*Effective rate under Personnel Regulation 160-1(a)(2)

NOTES:

- (a) Rates shown for Dentist I, II and III are for 1971. All other rates are for 1971 first half.
- (b) Dentist I, II and III are excluded from Union jurisdiction. Other classes are under the jurisdiction of the Municipal and Regional Employees' Union.

. . . Cont'd.

Clause No. 6 (Cont'd.)

COST COMPARISON

REORGANIZATION OF DENTAL DIVISION

January 1 - December 31, 1971

Position	Present Organization	Proposed Reorganization	Increase/ Decrease
(At Top Step of Pay Grade)			
Dentist III (one position)		\$ 21,492.	\$ 21,492. (+)
Dentist II (one position)	\$ 21,492.	}	37,620. (+)
Dentist II (three positions)			
Dentist I (Twelve positions)	216,720.	}	72,240. (-)
Dentist I (eight positions)			
Dental Hygienist (Two positions)	17,472.	}	8,736. (-)
Dental Hygienist (One position)			
Dental Assistant II (Six positions)		38,304.	38,304. (+)
Dental Assistants (Thirteen positions)	72,930.	}	11,220. (-)
Dental Assistant I (Four positions)			
	\$328,614.	\$333,834.	5,220. (+)
Fringe Benefits	32,861.	33,383.	522.
Transportation	762.	3,636.	2,874.
Supplies	18,500.	18,500.	
TOTALS	\$380,737.	\$389,353.	\$8,616.

Your Board RECOMMENDS THAT:

- (a) The proposed administrative changes be approved.
- (b) Approval be given for change of the Dental Division staff from the present complement of:

Dentist II - 1  
Dentist I - 12  
Dental Hygienist - 2  
Dental Assistant I - 13

. . . Cont'd.

Clause No. 6 (Cont'd.)

to the proposed complement of:

Dentist III - 1  
Dentist II - 3  
Dentist I - 8  
Dental Hygienist - 1  
Dental Assistant II - 6  
Dental Assistant I - 11

- (c) The classification of the new positions as recommended by the Director of Personnel Services be approved.
- (d) The following class specifications as revised or prepared by the Director of Personnel Services be adopted:

No. 255 - Dentist III (Revised and Retitled)  
254 - Dentist II (New Class Specification)  
251-1 - Dental Assistant II (New Class Specification)  
251 - Dental Assistant I (Retitled)

(Copies circulated for the information of Council.)

- (e) Car allowances be approved for the Dentist III, Dentist II and Dental Assistant II Personnel.
- (f) The estimated additional costs for the balance of 1971 of \$4,308 be provided from the 1971 Departmental Budget. Subsequent costs will be shared 30% - School Board/70% - City, in accordance with Council procedure.

CONSIDERATION

7. National Indian Princess  
Canada Finals: Reception

A letter has been received from the National Committee of the Indian Princess Canada Finals which are being hosted in Vancouver from July 13 - July 18, 1971. Ten Provinces will be represented and the Committee is requesting the City to entertain these young girls by hosting a banquet at an estimated cost of \$300 plus some prize money for three awards to be given.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of the letter from the organization is circulated for information.)

8. Hospitality - The International Association  
of Auditorium Managers' 1971 Convention

In a previous report, the Theatre Manager requested a grant of \$800.00 towards food and refreshments for the visiting Auditorium Managers. No action was taken on that report.

As an alternative, the Theatre Manager now requests funds to purchase admission tickets for the wives and children of the delegates to visit the Vancouver Public Aquarium.

The group rate at the Aquarium is \$1.00 per person for adults and 10¢ per person for the children. An amount of \$175.00 is required.

. . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (FINANCE - 15)

Clause No. 8 (Cont'd.)

Your Board notes that Council has dealt with similar requests as follows:

- |               |  |  |
|---------------|--|--|
| June 8, 1971  | - Canadian Council of Christians and Jews Entertaining students. | - Free access to Aquarium, Museum and Planetarium facilities Approved. |
| June 15, 1971 | - W.H. Rhodes Canada Educational Trust Entertaining students.    | - No action.   |
| June 23, 1970 | - Canadian Young Voyageur Program Entertaining students.         | - \$85 for luncheon plus free passes to Civic facilities Approved.     |

Your Board submits this matter for Council CONSIDERATION.

RECOMMENDATIONS

9. Centennial Museum Restaurant

On the 15th of June 1970, an agreement was signed by the Mayor and City Clerk in accordance with a resolution of Council granting a lease to Oly Food Services Ltd. for a five year period commencing June 16, 1970, for the restaurant area of the Centennial Museum. Under date of July 7, 1970, Oly Food Services Ltd. has informed the City that subject to the approval of the City of Vancouver, the Company has made arrangements to assign the lease to Mr. Angus McKay.

Mr. McKay was, until recently, President of Oly Food Services Ltd. and in that position has been familiar with the service provided at the Museum restaurant.

Your Board RECOMMENDS that the lessee, Oly Food Services Ltd., be granted permission to assign the lease to Mr. Angus McKay effective August 1st, 1971, subject to covenants satisfactory to the Corporation Counsel being entered into by Mr. A. McKay. The terms of the present lease to be applicable in all respects between Mr. Angus McKay, as lessee, and the City of Vancouver.

10. Expanded Computer System

The Director of Finance and the Co-ordinator of Data Processing report as follows:

"On April 6, 1971 Council approved a report which in part recommended that the processor memory of the computer be expanded by 32,000 positions, and that a timing device be added to the computer.

At the time this proposal was presented to Council, IBM was the only supplier of processor memory in Vancouver. However in the last month two other manufacturers, Ampex and Fabri-Tek have entered this market, both offering a satisfactory product, at a price considerably lower than IBM. The Fabri-Tek product is available on a two year lease for \$1,105 per month while the Ampex product leases for \$1,060 per month. The City can save a considerable amount of money by obtaining the processor memory from Ampex rather than IBM, and instead of leasing the timer from IBM have the timer added to the present instalment contract with IBM. The annual savings resulting from this would be about \$16,000 with a one time charge of about \$700. The savings for the remainder of 1971 will be \$8,500. Detailed costs are included in Schedule I, copies of which are circulated for information.

. . . Cont'd.

Clause No. 10 (Cont'd.)

Since the Ampex processor memory is a new product and may have reliability problems, there is a possibility that we will have to ask IBM to supply the memory as originally planned. Because of this possibility the Equipment Rental account (7030-308) should not be reduced until the September budget review.

We can realistically expect some maintenance problems but certainly not enough to offset the significant savings. There is a product sold by Software Design Inc. called GRASP which will significantly reduce the effect of any maintenance problems. This product is similar to a no charge product offered by IBM, but has the advantages of requiring considerably less disk and processor memory and provides much more information to assist in scheduling the work through the computer. GRASP rents for about \$375 per month. If the City rents this product, the annual savings will be reduced to \$10,800 and the 1971 savings reduced to \$5,600.

In the April 6, 1971 report, the Co-ordinator of Data Processing and Systems also indicated that he expected a new computer system to be announced shortly and that it was likely that that new system would reduce the City's computer costs. The expected announcements have been made, and it appears that the new system is less expensive than the present system. The Co-ordinator will be reporting to Council shortly on this matter.

Recommendations:

The Co-ordinator of Data Processing and Systems recommends that commencing August 1, 1971

- (a) the IBM lease contract for IBM memory and the IBM timer be cancelled,
- (b) the City order 32,000 positions of processor memory from Ampex of Canada at a monthly cost of \$1,060 including maintenance, subject to contract approval from Corporation Counsel,
- (c) the IBM timer be added to our present purchase contract at a one time cost of \$164 and a monthly cost of \$65 thereafter,
- (d) that the GRASP program be leased from Software Design Inc. at a monthly cost of about \$375."

Your Board RECOMMENDS ~~that the~~ recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be adopted.

FOR ADOPTION SEE PAGE(S) 244, 245

303

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT

JUNE 25, 1971

RECOMMENDATION

1. Salary and Classification Review -  
One NEW Temporary Position, Clerk of Works,  
Department of Permits and Licenses.

The Director of Personnel Services reports as follows:

"By resolution of City Council (April 20th, 1971) the establishment of a new temporary position was approved in conjunction with the construction of the Provincial Court Building subject to appropriate classification by the Director of Personnel Services. The City Building Inspector advises me that the position will be required for a period of approximately 20 months.

The incumbent will act as the City's representative on the construction of the new Provincial Court Building in terms of inspecting the various phases of construction to ensure that material and workmanship comply with acceptable standards and that the work is performed in accordance with the plans and specifications. He may also assist in liaison work in connection with the alteration work in the Public Safety Building. It is emphasized that the incumbent must be able to work under a minimum of direct supervision but it will be expected that he provide considerable feedback to superiors concerning construction progress.

The work generally falls within the scope of what is required for a 'Clerk of Works' in the construction industry. I have, therefore, prepared a new class specification entitled 'Clerk of Works', Class No. 492-2, which is circulated, for approval. I recommend that this position be rated at Pay Grade 24 and that the probationary period be one year.

I further recommend that advance authority be granted to fill this position at any step of the pay range. This will not affect any other salaries.

The Director of Inspections advises me that the incumbent will be required to travel to and from the various construction office locations during the course of his duties and I therefore request that an Auto Allowance be provided.

The annual recurring cost of this proposal which is approximately \$12,000 per year has been provided for with the funds set aside for the construction of the Provincial Court Building.

The Director of Inspections is in agreement with the recommendations of this report. The Business Manager of the Municipal and Regional Employees Union agrees with the recommended classification of the position but disagrees with both the provision of a full five step salary range and with the stipulation in the class specification that the incumbent provide an automobile as a condition of employment."

SUMMARY

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One NEW Temporary Position	Clerk of Works Pay Grade 24(\$758-905) - 1st half 1971 (\$772-922) - 2nd half 1971	When Adopted and to continue for approximately 20 months (March, 1973) . . . Cont'd.

Board of Administration, June 25, 1971 ... (REGULAR PERSONNEL - 2

Clause No. 1 (Cont'd.)

YOUR BOARD

RECOMMENDS

- (1) that the above recommendations of the Director of Personnel Services be adopted;
- (2) that Class Specification No. 249-2, "Clerk of Works", be adopted as submitted;
- (3) that an Auto Allowance on a regular basis be established for this position.

FOR ADOPTION SEE PAGE(S) 245

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

JULY 9, 1971

RECOMMENDATION

1. Classification and Salary Review - Seven Positions, City Clerk's Department.

The Director of Personnel Services reports as follows:

"As requested by Mr. R. Thompson, City Clerk, I have conducted a review of the duties and responsibilities of seven stenographic, secretarial and typing positions in his Department's Office in the City Hall. Certain staff changes are being proposed by the Administrative Analyst and these plus my own findings and recommendations are detailed below.

- (a) Clerk Typist II (P.M. Sharp) (Temporary Position)

The incumbent of this position is responsible for receiving, filing and indexing such papers as legal documents, maps, reports, special studies, investigations, financial statements, by-laws, general correspondence and other similar materials and searching for information as requested by civic staff and officials. In addition, Mrs. Sharp types letters, cards, forms and other materials, maintains simple records, assists in collating reports and minutes for presentation to the City Council, and performs other related clerical work. The Administrative Analyst recommends that this position be made permanent; the Director of Personnel Services recommends that the classification of the position remain at its present level of Clerk Typist II, Pay Grade 9.

- (b) Clerk Stenographer II (D.J.L. Misiere)

The work of this position includes receiving, sorting and stamping incoming mail to the City Clerk's Department; taking dictation: and typing by-laws, Board of Administration reports, agendas, minutes of a Standing Committee of Council, letters and other materials. In addition, the incumbent participates in the collation and distribution of printed materials for members of Council and other officials, and obtains necessary signatures on legal documents. This work is accurately described by the class specification for Clerk Stenographer II, consequently no change in classification is recommended.

- (c) Clerk Stenographer II (W.L. Richards)

The incumbent of this position is responsible for answering general enquiries directed to the City Clerk's Office, taking messages, or referring the caller to the appropriate department, civic staff member, or outside organization; typing Board of Administration reports, letters, minutes of meetings and similar materials; stamping, distributing and filing Authorization Minutes and preparing files for meetings of other staff members. She also receives and acknowledges petitions for local improvements and notifies the petitioners of deficiencies in the petitions, as for example, insufficient signatures. In addition, Mrs. Richards maintains a record of outgoing correspondence and performs miscellaneous clerical duties.

At present the position involves some stenographic functions, however, the Administrative Analyst has proposed that this component of the work be transferred to other employees. Consequently, I recommend that the position be reclassified from Clerk Stenographer II to Clerk Typist II, Pay Grade 9, effective when adopted. The classification of the other staff members to be assigned the stenographic work will not be affected.



Board of Administration, July 9, 1971 . . (SUPPLEMENTARY PERSONNEL - 2) ,

Clause No. 1 (Cont'd.)-

(d) Clerk Stenographer II (M.I. Abbott)

This employee performs a variety of clerical, typing, and stenographic duties in the City Clerk's Office. She types requisitions for advertisements submitted by other departments, such as notices of meetings of the Board of Variance and Court of Revision on local improvement matters, delivers the typed requisitions to the Purchasing Agent's office, and maintains simple records of advertisements placed. Other functions include completing requisitions for office supplies as these are required; taking dictation; typing correspondence, agendas, and minutes of meetings; and preparing files for other staff members attending meetings. These duties and responsibilities are accurately described by the corresponding class specification for this position, consequently, I recommend that the classification be confirmed at its present level of Clerk Stenographer II.

(e) Clerk Stenographer II (Vacant)

The work of this position includes taking dictation, typing agendas, minutes and reports of Standing Committees of Council, the Official Traffic Commission, Courts of Revision on local improvements, and 'In Camera' Council meetings, typing letters; indexing Council minutes and Board of Administration reports; and performing other clerical work as required. The Administrative Analyst is proposing that the emphasis of this position be changed to provide more continuity in the stenographic and typing staff of the City Clerk's office. The incumbent would function in a greater "back-up" capacity to the Secretary to the City Clerk, and would be fully capable of assuming the latter's duties in case of absence. In view of these proposed changes, I would recommend that the position be reclassified as Clerk Stenographer III, Pay Grade 13 (\$472-563) effective when adopted.

(f) Clerk Stenographer II (B.E. Davis)

The work of this position includes typing Board of Administration reports and general correspondence, making bookings of meetings in the committee rooms and maintaining the related records, and typing and mailing notices of upcoming meetings to committee members and others. The incumbent also participates in gathering and compiling data for the City's Municipal Year Book and typing the draft copy. under supervision. In addition, Miss Davis assists in providing secretarial services for the Aldermen, which work includes answering enquiries or taking messages, taking and transcribing dictation and filing. These duties and responsibilities are substantially at the level of a Clerk Stenographer II; no adjustment in classification or salary is recommended.

(g) Secretary to the City Clerk (L.E. White)

The incumbent of this position supervises seven subordinate staff members engaged in various typing, stenographic, filing and related clerical functions in the City Clerk's Office. Mrs. White is responsible for ensuring that printed materials to be presented to the City Council are properly typed, assembled, and distributed to members of Council and others concerned; that Council minutes are sent out to civic departments; and that those concerned with or affected by Council decisions are duly notified. The incumbent also takes and transcribes dictation of Council minutes, and other materials; answers varied enquiries from civic officials, members of the general public, and persons from other organizations; and makes preparations for the appearance of delegations and groups before Council, as required. The Administrative Analyst and the City Clerk propose that certain additional functions be transferred to this position to better meet the needs of the office. These include the preparation of draft agendas for Council meetings for subsequent submission to the City Clerk and Deputy City Clerk for approval, and greater responsibility for the supervision of typing and stenographic staff. In view of these changes, I recommend that the salary for this position

. . . Cont'd.

Board of Administration, July 9, 1971 . . (SUPPLEMENTARY PERSONNEL - 3)

Clause No. 1 (Cont'd.)

be upgraded from Pay Grade 14 to Pay Grade 16, effective when adopted. I have also revised Class Specification No. 018 (Secretary to the City Clerk) to reflect these changes and am submitting it for adoption.

Two other positions in the City Clerk's Office (one Clerk Stenographer II and one Clerk Stenographer III) are still under review and will be reported on separately at a later date.

The estimated recurring annual cost of these proposals at 1971 rates and including fringe benefits will be approximately \$6,880. The Comptroller of Accounts advises that the additional funds for 1971 (approximately 5 1/2 months) estimated at \$420. are available within the 1971 Departmental Budget. (The Temporary position of Clerk Typist II has already been budgeted for through 1971).

The City Clerk and the Business Manager of the Municipal and Regional Employees Union are both in agreement with these recommendations."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
P. M. Sharp	Clerk Typist II P.G. 9(\$398-472) (Temporary Position)	Clerk Typist II P.G. 9(\$398-472) (Permanent Position)	When adopted
W. L. Richards	Clerk Stenographer II P.G. 10 (\$416-491)	Clerk Typist II P.G. 9(\$398-472)	When adopted
One Vacant Position	Clerk Stenographer II P.G. 10 (\$416-491)	Clerk Stenographer III P.G. 13 (\$472-563)	When adopted
D. J. L. Misiere M. I. Abbott B. E. Davis	Clerk Stenographer II P.G. 10 (\$416-491)	No Change	
L. E. White	Secretary to the City Clerk P.G. 14 (\$491-585)	Secretary to the City Clerk P.G. 16(\$537-643) (\$585-643)*	When adopted

\*Effective range under Personnel Regulation 160-1 (a)

Your Board RECOMMENDS

- (a) That the foregoing recommendations of the Director of Personnel Services and Administrative Analyst be adopted;
- (b) That the Class Specification for Secretary to the City Clerk (No. 018) as revised by the Director of Personnel Services be adopted.

(Copies circulated for the information of Council)

2. Automobile Allowance in Connection with  
Simulation Study of the Urban Structure

The Director of Finance reports as follows:

"As Council is aware, the City is engaged in the Simulation Model Project with the University of B.C. and the Greater Vancouver Regional District.

A member of the Planning and Civic Development Department is responsible for much of the co-ordination and collection of City data for the Study. This requires numerous trips to the University and occasional trips to visit other agencies participating in the Study. Owing to the frequency of these trips, their duration and the times they occur, it is impractical to use a City car. The average mileage per month is approximately 200 miles, which it is considered should be a direct charge against the Study.

It is therefore recommended that, in accordance with Section 25-2 of Personnel Regulations and Procedures, Mr. Peter George be granted a mileage allowance at the usual 11¢ per mile, (the rate for intermittent usage) while engaged on this Study and that this amount of approximately \$22.00 per month be charged to the Simulation Study appropriation AC7095/1120."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

3. Leave of Absence With Pay -  
Mr. George Shields, Engineering Dept.

The City Engineer reports as follows:

"Mr. George Shields, who is a paraplegic, is employed as a Junior Fire Alarm Operator in the Electrical Division of the Engineering Department. Last week he attended the Canadian Wheel Chair Games in Montreal on his own time. On July 6 he was notified that he had been chosen as part of the team to represent Canada in the Pan American Wheel Chair Games in Jamaica from July 15 to July 24, 1971.

Mr. Shields has made considerable personal effort in the competitions and has achieved a high degree of recovery from his injuries received while acting as a Fire Fighter. His success in the field of sports is representative of the achievements that he has made in adapting to his duties as a Junior Fire Alarm Operator.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions.

A similar recommendation was made in October 1970 concerning a member of the Fire Department who participated in the Handball Championship held in Dublin, Ireland. At that time the Fire Chief recommended leave of absence with pay for seven working shifts to allow the Fire Fighter to participate. Council on October 6, 1970 adopted the recommendation.

The City Engineer recommends leave of absence with pay for 10 days (July 15 to July 24, inclusive) be granted Mr. George Shields to allow him to participate in the Pan American Wheel Chair Games. The Fire Chief has agreed that Mr. Harold Stamnes, a member of the Fire Department and a trained Fire Alarm Operator can be provided to relieve Mr. Shields for the duration of the leave of absence.

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

BOARD OF ADMINISTRATIONPROPERTY MATTERSJULY 9, 1971RECOMMENDATIONS

1. Vesting Order  
4570 and 4556 Joyce Street

The Supervisor of Property and Insurance reports as follows:

"On May 5th, 1970, City Council approved the expropriation of the W 7 ft. and the E 144' of Lots 3 and 4 S $\frac{1}{2}$ , Block 102, D.L.'s 36 and 51, these portions being required in connection with a scheme of subdivision of adjacent City and privately-owned lands. Said scheme of subdivision was approved in principle by City Council on May 20th, 1969, and relates to an area West of Boundary Road between 29th and Monmouth Avenues.

Lot 3, known as 4570 Joyce Street, is a single lot, 82.5' x 264', zoned RS-1, improved with a one storey frame dwelling. The net size of this lot after taking the required portions will be 82.5' x 113'.

The owners of Lot 3 were offered the total sum of \$5,329.50 for loss of land, made up as follows:-

W 7' ( 577.5 sq. ft. @ \$1.00 per sq. ft.)	=	\$ 577.50
E 144' (11,880 sq. ft. @ \$.40 per sq. ft.)	=	<u>\$4,752.00</u>
		<u>\$5,329.50</u>

Lot 4 S $\frac{1}{2}$ , known as 4556 Joyce Street, is a single lot, 41.25' x 264' in size, zoned RS-1, improved with a 1 $\frac{1}{2}$  storey frame dwelling. The reduced parcel will have a net size of 41.25' x 113'.

The owners of Lot 4 S $\frac{1}{2}$  were offered total compensation of \$2,664.75 for loss of land, made up as follows:-

W 7' (288.75 sq. ft. @ \$1.00 per sq. ft.)	=	\$ 288.75
E 144' (5,940 sq. ft. @ \$.40 per sq. ft.)	=	<u>\$2,376.00</u>
		<u>\$2,664.75</u>

As these owners refused to accept the City's offers and further negotiation failed to produce a settlement, arbitration proceedings became necessary and a Board of Arbitration was duly constituted.

Under date of January 13th, 1971, the Board of Arbitration made a majority award whereby the owners were allowed the sums of \$5,329.50 and \$2,664.75, respectively, being the amounts the City had offered previously. The City was awarded the costs of the proceedings.

By letter dated June 29th, 1971, the City Solicitor advises in part as follows:-

"I have requested the owners to convey to the City the portions of their lots required for the above purposes but they have refused to comply.

To bring these matters to a conclusion it appears that applications for vesting orders will be required and I would be obliged if you would advise our Board of Administration of the present impasse with the object of obtaining authority for such applications to be made."

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 2)

Clause 1 Cont'd

It is noted that until the City obtains title to these portions of property, the new plan of subdivision cannot be registered and the installation of new services in the area as well as ultimate sale of new sites will be further delayed.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Urban Renewal Scheme 6  
Sale of Streets and Lanes

The Supervisor of Property and Insurance reports as follows:

"On January 12th, 1971, Council approved the closing of portions of streets and lanes within the area of Urban Renewal Scheme 6, these closed streets and lanes to be subdivided with the adjacent property. Closure of these streets and lanes has now been completed and allowances has been made for the dedication of these portions required by the City Engineer for streets.

Provision is made under the Urban Renewal Scheme 6 Federal Agreement for payment by the Urban Renewal Partnership to the City at the rate of 69 cents per sq. ft. for City-owned lands required for the Scheme. The sum due to the City is as follows:

Partnership to Acquire from the City

Streets and lanes	- 140,556 sq. ft.
Less: portions for dedication to the City	- <u>22,333 sq. ft.</u>
	118,223 sq. ft. @ 69 cents = \$81,573.87

Central Mortgage and Housing Corporation officials concur with these figures. The Senior Government's share is \$40,786.94, that of the Provincial Government, \$20,393.47, and the City's share, \$20,393.46, provided for under the Scheme 6 Agreement.

RECOMMENDED that the foregoing credit to the City for streets and lanes be approved and applied to Account Code 4812/17 - Capital Asset Sales."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 3)

3. Lease in the Dick Building  
1490 West Broadway

The Supervisor of Property and Insurance reports as follows:

"Reference is made to a Board of Administration report of March 5th, 1971, approved by Council, March 9th, 1971, wherein term leases varying from one to five years were granted to 8 tenants out of a total of 15, the remainder of tenants continuing on a month-to-month rental basis.

In all cases, market rentals were established on a basis of an overall net 10% return on the estimated market value of the property.

Application has now been received from a monthly tenant, Miss M. Jones of Rooms 5 and 6, for a 2-year lease commencing July 1st, 1971. The rental to continue on the basis of \$96.00 per month, plus a proportionate share of any tax increase over the base year of 1971, thus conforming with rates and term leases already established.

RECOMMENDED that effective July 1st, 1971, Rooms 5 and 6 of the premises known as 1490 West Broadway, Lots 1 & 2, Block 351, D.L. 526, be leased to Miss M. Jones, for a 2-year term at a rental of \$96.00 per month, plus a proportionate share of any tax increase over the base year of 1971."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Advance Purchases for Britannia Community  
Services Centre

The Supervisor of Property & Insurance reports as follows:

"This office has recently received enquiries from four of the property-owners located in Stage 1 of the proposed Britannia Community Services Centre Site concerning the possible sale of their properties to the City at this time. These parties suggest that negotiations for the acquisition of their properties be commenced immediately rather than awaiting the signing of official agreements between the three levels of Government.

It is noted that Stage 1 as presently defined lies adjacent to the Easterly end of the present school site. By letter dated May 19, 1971, per copy attached, Mr. D. L. Pritchard of the School Board indicates that the School Board is anxious to proceed with the elementary school portion of this project at the earliest possible date and requests that these lands be acquired as soon as the project is approved.

The following memo, dated June 16th, 1971, has been received from Mr. H. W. Pickstone, Asst. Director, Civic Development:

"Following our discussion yesterday, I can confirm that in my view it would be reasonable to make advance purchases where owners come forward and offer voluntary sales in the site originally designated as the elementary school site in the Britannia Community Services Centre area (Lots A, B, C, 3-8, and 17-20, Block 38 & Lots 8A exc. 5', D & 6, Blk. 28, D.L. 264A).

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 4)

Clause 4 Cont'd.

The consultant working with the Britannia Planning Advisory Committee has been instructed that because of the great urgency in proceeding with the plans and development of the elementary school he should take its location as one of the fixed items in the plan and it is intended that the design of the actual building will begin before the completion of the outline plan for the whole project. In the event that the school is located on another part of the site or for some other reason is not constructed where indicated, this area is still very strategically located for an early part of the construction on the Centre.

Advance purchase therefore seems warranted from the point of view of the project and in fairness to those people who wish to sell as soon as possible."

In view of the foregoing, it is recommended that the Supervisor of Property and Insurance be authorized to negotiate for the acquisition of private properties in proposed Stage 1 of the proposed Britannia Community Services Centre on the initiative of owners, and that the necessary funds for these purchases be advanced from the Urban Renewal Fund."

Your Board recommends the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Cancellation of Sale of Lot  
Situated N/S 50th Avenue in Champlain Heights

The Supervisor of Property and Insurance reports as follows:

"On May 4th, 1971, City Council approved the recommendation of the Supervisor of Property and Insurance that Lot 35, D.L. 339, Plan 13659, Group 1, N.W.D., situated N/S 50th Avenue in Champlain Heights, be sold to Dinis Correia Amado and Maria Do Ceu Amado, for \$14,000.00 on City terms, subject to a 5 foot public utility easement over the easterly boundary of the property.

Mr. Amado now states that at the time of purchase, he was not aware of any easement on the property, and that had he been in possession of this knowledge, he most certainly would not have submitted his offer to purchase.

A map of the subdivision is displayed at the counter of the Property and Insurance Office which indicates easements, however, after discussing the situation with Mr. Amado, there is a reasonable possibility that he did not understand the map or that it was not clearly explained to him."

Your Board endorse the recommendation of the Supervisor of Property and Insurance to Council that the sale be cancelled and a refund of all monies be made.

6. Sale of City Lands in Block 56, D.L. 541  
to the Federal Government - Bounded by Georgia,  
Robson, Hamilton and Homer Streets

Your Board submits the following report of the City Engineer, Corporation Counsel and Supervisor of Property & Insurance dated June 25, 1971 respecting sale of City lands in Block 56, D.L. 541 to the Federal Government - bounded by Georgia, Robson, Hamilton and Homer Streets:

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 5)

Clause 6 Cont'd.

"Council, on April 6, 1971, in dealing with the sale of City-owned lands in Block 56, D.L. 541 to the Federal Government, adopted the following Recommendations:

- (i) A registrable deed be issued by the City to the Crown for Lot 7, Lots 18 & 19, Lot 20 except South 7 feet thereof, Lots 25 & 26 and Lots 28 to 34 inclusive, all in Block 56, D.L. 541.
- (ii) That an agreement satisfactory to the Corporation Counsel be entered into with the Crown, wherein the sum of \$750,000.00 be accepted as an advance and forming part of the total consideration or compensation for all interests of the City in the aforementioned lands and preserving for the City its full rights for compensation under the Expropriation Act SC 1969-1970, Chap. 41, and in the event of dispute the matter be settled by the Exchequer Court.

The Crown has now advised that in the proposed agreement between the Crown and the City that no reference has been made to the lane in the block in respect to the City closing and stopping it up and conveying it to the Crown.

It is RECOMMENDED:

- (a) Subject to the Crown being the owner of all the parcels in Block 56, D.L. 541 the City will, upon written notice by the Crown, close and stop up the lane in Block 56 and deliver to Canada a deed to the lane.
- (b) The Crown to undertake to bear all the costs of closing out the lane in Block 56 including the elimination of the lane entrances and the carrying through of the curbs and sidewalks on Georgia and Robson Streets, the removal or cutting off of the existing utilities in the lane, the provision of alternative utility works caused by the lane closure, which includes alternative utility works to serve Block 66 to the south and the re-routing of fire alarm and traffic control facilities - all to the City Engineer's satisfaction.
- (c) If the Crown elects to commence construction within the block before the Crown has obtained vacant possession of the lands occupied by No. 1 Firehall Station, namely Lots 28 to 34 inclusive, and the Crown's construction works cuts off municipal or utility facilities which now serve the Firehall from the lane, the Crown to undertake to pay the costs of providing alternative temporary facilities to the Firehall to the City Engineer's satisfaction.
- (d) The sum of \$750,000 to be accepted by the City as an advance and forming part of the total consideration or compensation for all interests of the City in the block, shall be an advance in respect to both the City-owned lots and the lane in the block preserving for the City its full rights for compensation under the Expropriation Act SC 1969-1970 Chapter 41 and in the event of a dispute, the matter to be settled by the Exchequer Court."

Your Board

RECOMMENDS the foregoing report of the City Engineer, Corporation Counsel and Supervisor of Property & Insurance be adopted.

Cont'd...



Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 6)

INFORMATION AND CONSIDERATION

7. Resident Tenants and Owners  
Provincial Courts Complex Site & FP 19  
- Single Men's Hostel Site

The Supervisor of Property and Insurance reports as follows:

"Reference is made to letters dated May 7th, 1971, addressed to His Worship the Mayor and City Council from Mr. Paul Kuxhausen, Secretary, Residents of Gastown and the Rev. Glen W. Baker, Secretary, Downtown-Eastside Clergy Association, enclosing a report concerning present residents of the above sites. All members of City Council have received a copy of this report.

Following is a summary of progress to date with respect to each of these projects:

Provincial Courts Site - Blk. 5, D.L. 196, bounded by Powell Street, Gore Avenue, Cordova Street and Main Street.

On November 25th, 1969, City Council confirmed the selection of this site and directed the Supervisor of Property & Insurance to negotiate for the acquisition of the lands in this block.

Negotiations proceeded on the basis that all acquisitions were to be completed and vacant possession of all buildings obtained by December 31st, 1970, on the assumption that construction of the new building would commence in early 1971. It has since been determined that development of the site is to proceed in two stages. The new building is to be located on the westerly end of the block and Lots 25 to 27 on Powell St., Lot 1 to 10 on Main Street and Lots 11 to 17 on Cordova Street will be required for the principal stage of development. The Building Inspector has indicated that this portion of the site is to be clear of buildings by October 31st, 1971.

As to the balance of the block, Lots 18 and 19 at the N.W. corner of Cordova Street and Gore Ave. (a former service station) are to be used for relocating existing police parking on Lots 13 to 15 and it has been ascertained that Lots 20 to 24, combining approximately 144' frontage on Powell Street, will not be required until September, 1972 for the second stage of development which includes parking and landscaping.

In January, 1970, an initial inspection was made of all living accommodation in the block. It was found that some 350 persons were occupying 325 rental units. This total included approximately 290 single men, 20 single women, 15 married couples and 10 children. It was also found that most of the tenants were either pensioners or welfare recipients and more than 50% were of Chinese origin.

Since that time, 135 of the original 350 occupants have moved voluntarily, some 10 or 12 of these being placed in public housing through the B. C. Housing Management Commission. Approximately 120 people remain in the easterly portion of the block fronting Powell Street as aforesaid. In the critical westerly portion of the block, some 95 occupants remain as follows:

228 Powell Street	- 4 storey masonry building	- 40
230-234 Powell Street	- 2 storey frame building	- 35
238-242 Main Street	- 2 storey frame building	- 15
261 E. Cordova Street	- 1 storey frame dwelling	- <u>5</u>

95

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 7)

Clause 7 Cont'd.

As aforementioned, the target date for clearance of the westerly portion of the block is October 31st, 1971. It is hoped that a considerable number of tenants will have relocated on their own volition by that time.

It is noted that as a matter of procedure, this office has listed the names of all tenants in the block as and when the co-operation of landlords could be obtained. Tenant listings have been forwarded to the B. C. Housing Management Commission and a few persons placed in public housing. However, in the main, the City has left it to tenants to find other quarters on their own. There appears to be an ever-increasing demand that the City become more deeply involved in re-housing those being displaced by public projects.

Single Men's Hostel Site      Lots 10 to 16, Block 57, D.L. 196  
S/S 400 Block E. Cordova Street

On January 19th, 1971, City Council instructed the Supervisor of Property and Insurance to negotiate for the acquisition of the above properties as a site for a Single Men's Hostel to be developed by Federal-Provincial authorities.

This proposed development will require the removal of 7 frame dwellings, one of which was uninhabitable and has been demolished recently. Four of these houses (on Lots 10, 13, 14 and 16) are owner-occupied. Another (on Lot 12) is operated by a Chinese group as a society house. The remaining dwelling (on Lot 11) is owned by an adjacent commercial firm and is occupied by tenants.

Indications are that the resident owners and the Chinese group will be purchasing other properties elsewhere. It is anticipated that tenants will follow the owners in most cases. Should this transpire, it would leave only 6 people, as noted following, to be relocated on their own initiative or with the help of the City:

452 E. Cordova Street (Lot 11) - 2 married couples  
466 E. Cordova Street (Lot 14) - 2 single men

It is noted that 4 additional single men, who occupied rooms in 466 E. Cordova St., have vacated voluntarily since acquisition of this property by the City. The City also owns vacant Lot 15 and is concluding the purchase of Lot 10.

The names of all parties still resident in the properties comprising the site are being forwarded to the B.C. Housing Management Commission.

The Director of Planning and Civic Development reports it is anticipated that the Hostel project will be commenced late this year and be completed for occupancy by the end of 1972. It is clear, therefore, that it cannot contribute to the rehousing of persons displaced from Phase I of the Provincial Courts development scheduled to commence on November 1, 1971."

Your Board

Submits the foregoing report to Council for INFORMATION and CONSIDERATION.

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 8)

# RECOMMENDATIONS

## 8.(a)Sales:

### Champlain Heights

RECOMMENDED that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 38, Blocks 1 & 8, D.L. 339, Plan 13659  
Situating in Champlain Heights, S/E Corner  
48th Avenue and Tyne Street, Zoned: RS-1,  
Specified Use - Church Site

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>
Salvation Army, Mnt. Pleasant Corps.	38	362' x 142' 158 approximately 1.37 acres	\$100,000.00	City Terms & 9%

# CONDITIONS

- (i) Property is above grade on 48th Avenue and subject to a bulkhead agreement.
- (ii) Subject to a public utility easement over the southerly portion, per Plan #LF5309.
- (iii) The purchaser shall grant to the City an option to repurchase at the net sales price in the event that construction of a church has not commenced on the site within two years from the date of sale.
- (iv) The date of sale to be the date of Council's approval.

## 8.(b)Sales: Residential

### Champlain Heights

RECOMMENDED that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lots 22, 23 & 24, D.L. 339, Plan 13659  
Situating S/S 49th Avenue East of Tyne

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>
Coffey & Struve Enterprises Limited	22	43.5' x 120'	\$12,700.00	City Terms @ 9%
Coffey & Struve Enterprises Limited	23	43.5' x 120'	\$12,700.00	City Terms @ 9%

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 9)

8(c) Sales: Residential

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 1, Block 6, D.L. 314, Plan 14018  
N/S 50th Avenue bet. Dunbar & Collingwood Sts.

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>
Miklos Horvat & Veronika Horvat	1	70' x 146'	\$21,500.00	City Terms @ 9%

FOR ADOPTION SEE PAGE(S) 246